

# Public Document Pack

## LONDON BOROUGH OF CAMDEN PLANNING COMMITTEE THURSDAY 14<sup>TH</sup> NOVEMBER 2019

### SUPPLEMENTARY AGENDA

#### ITEMS ON THE AGENDA

##### **ITEMS 7(2 + 3) FORMER HAMPSTEAD POLICE STATION, 26 ROSSLYN HILL, LONDON, NW3 1PD**

Supplementary information (**Pages 7 – 13**)

#### WRITTEN SUBMISSIONS

##### **ITEM 7(1) FLAT 1, 226 FINCHLEY ROAD, LONDON, NW3 6DH**

This item was deferred for further information at the meeting on 8<sup>th</sup> August 2019. Written submissions presented on this application at that meeting are appended to the main report, with no further submissions accepted.

##### **ITEMS 7(2 + 3) FORMER HAMPSTEAD POLICE STATION, 26 ROSSLYN HILL, LONDON, NW3 1PD**

Written submissions objecting the application have been received from:

- Steven Bobasch, Keats Community Library (**Pages 17 – 18**)
- KLP, neighbouring occupiers (**Pages 19 – 20**)
- Barbara Alden, local resident (**Page 21**)
- Christine Liese-Schikaneder, local resident (**Pages 22 – 23**)
- Linda Chung, local resident (**Pages 24 – 25**)
- Patricia Morison, local resident (**Page 26**)
- Christine Hereward, representing local residents (**Page 27**)
- Joachim Liese, local resident (**Pages 28 – 29**)

Written submissions supporting the application have been received from:

- Gadi Weislovits, local resident (**Page 30**)
- Eldon Lehmann, parent of children attending Abacus Belsize Primary School (**Pages 31 – 32**)
- Hedzer and Janne de Haan, parents of children attending Abacus Belsize Primary School (**Page 33**)
- Shira Klasmer, parent of children attending Abacus Belsize Primary School (**Page 34**)
- Dan Ziv, local resident (**Page 35**)

- Mary Sheppard, parent of children attending Abacus Belsize Primary School **(Page 36)**
- Stacey and Keith Gorman, parents of children attending Abacus Belsize Primary School **(Pages 37 – 38)**
- Edoardo Barra and Caterina Gennaioli, parents of children attending Abacus Belsize Primary School **(Page 39)**
- Emily McCarron, parent of children attending Abacus Belsize Primary School **(Pages 40 – 41)**
- Camila Rock, parent of children attending Abacus Belsize Primary School **(Page 42)**
- Gabrielle Levine, local resident **(Pages 43 – 44)**
- Bojana Jovanovic, parent of children attending Abacus Belsize Primary School **(Page 45)**
- Vincent de Lorca, parent of children attending Abacus Belsize Primary School **(Pages 46 – 47)**
- Darla Hocking, parent of children attending Abacus Belsize Primary School **(Pages 48 – 49)**
- Emma Sterland, chair of the Abacus Belsize Primary School Parent Teacher Association **(Pages 50 – 51)**
- Caryn Lehmann, parent of children attending Abacus Belsize Primary School **(Page 52)**
- Brigid Panet, local resident **(Page 53)**

## **DEPUTATION REQUESTS**

### **ITEM 7(1) FLAT 1, 226 FINCHLEY ROAD, LONDON, NW3 6DH**

This item was deferred for further information at the meeting on 8<sup>th</sup> August 2019. Deputation statements presented on this application at that meeting are appended to the main report, with no further deputations permitted.

### **ITEMS 7(2 + 3) FORMER HAMPSTEAD POLICE STATION, 26 ROSSLYN HILL, LONDON, NW3 1PD**

Deputation requests objecting to the application have been received from:

- Andrew Neale, representing Hampstead Community for Responsible Development (HCRD) and local residents. **(Pages 57 – 60)**
- Kate Frod, Headteacher of Eleanor Palmer Primary School **(Pages 61 – 62)**

A deputation request in support of the application has been received from Tim Byrne, agent, and Vicki Briody, Headteacher of Abacus Belsize Primary School. **(Pages 63 – 66)**

Councillors Maria Higson and Stephen Stark have indicated that they wish to address the Committee as ward councillors for Hampstead Town. Councillor Higson has provided an accompanying statement. **(Pages 67 – 68)**

Councillors Steve Adams, Luisa Porritt and Tom Simon have indicated that they wish to address the Committee as ward councillors for the neighbouring ward of Belsize. Councillors Porritt and Simon have provided an accompanying statement. **(Pages 69 – 70)**

Councillor Angela Mason has indicated that she wishes to address the Committee in her capacity as Cabinet Member for Best Start for Children and Families.

**ITEM 7(5) EDINBORO CASTLE, 57 MORNINGTON TERRACE, LONDON, NW1 7RU**

A deputation request objecting to the application has been received from David Auger, local resident and representing Clarkson and Mornington Tenants and Residents Association **(Pages 71 – 79)**

A deputation request in support of the application has been received from Ryan Beckwith, agent for the applicant. **(Page 80)**

Councillor Heather Johnson has indicated that she wishes to address the Committee as ward councillor for Regent's Park.

**ITEMS 7(6 + 7) 53-55 CHALTON STREET AND 60 CHURCHWAY, LONDON, NW1 1HY AND 70 CHURCHWAY, LONDON, NW1 1LT**

Councillor Paul Tomlinson has indicated that he wishes to address the Committee as ward councillor for St Pancras and Somers Town.

Dan Rodwell  
for the Borough Solicitor

Issued on Wednesday 13<sup>th</sup> November 2019

**Please note that any views expressed or statements made in the written submissions or deputation statements are personal to the maker of the representation and do not represent the views of the Council. The Committee will however take these representations into account to the extent that they are relevant to planning issues being considered at the meeting.**

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# **SUPPLEMENTARY INFORMATION ON ITEMS ON THE AGENDA**

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## Supplementary Information for Planning Committee

14<sup>th</sup> November 2019

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Agenda Items: 7(2 & 3)  
Application Number: 2019/2375/P  
Address: Former Hampstead Police Station, 26 Rosslyn Hill,  
London NW3 1PD

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### 1. Further submissions

#### 1.1. Additional letter of support – Councillor Steve Adams (Belsize)

- The new scheme has dealt with the previous problems in respect of heritage issues for the Police Station building and also the Transport issues with the almost total car free proposition. This may need some conditioning but I would encourage approval on these planning grounds.

#### 1.2. Additional letter of support – local resident

Additional points made:

- We were about to leave the borough but decided to stay because daughter was offered place at Abacus, parents move to areas with outstanding schools
- Is not reasonable to expect quietness during business hours – there is much activity and business in the area

#### 1.3. Additional letter (neutral) – Keats Community Library

- Concerns about lack of proposed conditions in respect of construction traffic, Keats Grove is narrow with a constant stream of visitors (including children), visitors would arrive when construction works would take place, prams, buggies and people using mobility scooters are particularly vulnerable due to narrowness
- Route for construction traffic could include going down Keats Grove
- Danger to lives
- Request that construction traffic does not go down Keats Grove

Officer's response: *The routes for construction traffic would be finalised with the Construction Management Plan (CMP). Nevertheless, officers agree that Keats Grove would not be the best route given its narrowness and quiet character, and that there are better alternative routes.*

1.4. Additional objection – Southwest Environmental Limited on behalf of HCRD

- Inappropriate baseline for energy and sustainability
- A micro-CHP should be used
- Lack of renewables
- Poor fabric efficiency
- Insufficient detail for BREEAM pre-assessment – questions whether it is feasible to meet the ‘Very Good’ target
- No attempt has been made to quantify day lighting levels in the classrooms, negative impact on children.
- Indoor air quality
- Low carbon design has been overlooked
- Permeable paving should be provided to reduce flood risk
- Showers and changing rooms for staff should be provided

*Officer’s response: See sections in officer’s report on ‘Energy and sustainability’. The classrooms would all benefit from natural light. The classrooms would be ventilated mechanically from the rear. Permeable paving is not considered necessary in this instance. Transport officers are satisfied with the showering and changing facilities.*

1.5. Additional objections – Hereward and Co. Solicitors and Paul Velluet (Chartered Architect and heritage consultant)

- Number of drawings missing – including sections.
- Insufficient detail regarding the removal of some railings at the front to allow the ramp.
- Insufficient information regarding the conversion of the courtroom.
- Substantial harm to architectural and historic significance of building without offering substantial public benefits
- Fails to preserve the special interest of the building
- The proposals are founded on the assessments of significance prepared in support of the previous refused application. This is an outdated and superseded understanding of the building. Undervaluing of the building.
- Insufficient justification for the works.
- Conversion to other uses would not necessitate such damaging works.
- Harm is ‘substantial’, not ‘less than substantial’. Would fail to preserve the special interest of the building.

*Officer’s response: Sufficient drawings have been submitted to understand the impacts of the works and determine the application. Conditions have been recommended where further information is required. See sections in officer’s report on ‘Conservation and design’. The applicant commissioned Historic England’s enhanced listing description on the 12/12/2017 to better understand the significance of the building after the previous refusal.*

1.6. Additional letters of objection x 3

- Officer’s report makes no mention of specialist heritage reports submitted
- Officer’s report does not respond to issues raised on the reports.



- Proposals would cause harm with insufficient public benefit.

*Officer's response: See sections in officer's report on 'Conservation and design'. The points raised by the third party heritage reports have been summarised in the officer's report and this supplementary agenda.*

- Additional conditions are required to:
  - o Prevent the school occupying the business space
  - o Prevent a nursery setting up on the premises
  - o Introducing further children
  - o Hours condition on third parties – should be 10pm

*Officer's response: Planning permission would be required for a change of use for the school to occupy the business space. No further children would be allowed on site than 210 and the use of the premises would need to remain within conditioned hours. Hours condition on third parties usage is now included – limiting to 10pm.*

- Additional wording required for condition 3

*Officer's response: Condition 3 amended accordingly – see below*

- Condition 6 - The current wording is just an aspirational statement. A mechanism needs to be added, so as to ensure that this maximum noise level is not exceeded – and providing a means of enforcement.
- Condition 7 on acoustic screen needs to cross-reference condition 3 on detailed drawings and wording needs reordering to ensure enforceability.

*Officer's response: Condition 6 is amended and clarified below. Condition 7 amended accordingly.*

- Condition 8; A mechanism needs to be added, so as to ensure that this maximum noise level is not exceeded – and providing a means of enforcement.

*Officer's response: To clarify condition 8 – the word 'minimum' should be deleted.*

- Condition 9; The earliest opening hour for it needs to be restricted to 8am (the time mentioned elsewhere in the report).

*Officer's response: condition 9 is corrected below.*

- Condition 10; We trust that the playground being used for a maximum of 120 minutes on any weekday would be enforced? Please confirm.
- The report states "Officers recognise that the playground would generate significant noise levels" – that recognition needs to be reflected in Conditions that can be relied upon.

- Many people in the area either work at home or are retired and are at home. There is absolutely no basis for thinking that most neighbours are out at work on weekdays.
- Condition 11; for enforceability, this should start with a prohibition on use of the playground at weekend – and then continue with “except on no more than 4 weekends each calendar [or school] year.”

*Officer's response: Yes, the Council could enforce against breach of condition if the school exceeded 120 minutes per day. The conditions are considered sufficient to control noise. The report makes the point that the playground would be in use when many people are out at work. There would of course still be many people at home during the day also. Condition 11 is considered sufficient for enforcement action, if necessary.*

- The exclusion of “the external area under the canopy” from the Condition’s scope is also questionable - particularly as no maximum size of canopy is specified, nor is the location of it. (Presumably the canopy is shown on an Approved Drawing?)

*Officer's response: The canopy area is shown in a submitted drawing and the condition has been amended to reference this drawing (see below).*

## **2. Corrections and clarifications**

### **2.1. Size of proposed rear extension**

The extension of the main hall is only 19sqm. At paragraph 2.2 it states “The proposal would involve an extension of 122.5sqm at rear lower ground and ground floors – to create enough space for a hall”. The total hall size is 122.5sqm. The total additional floorspace new build floorspace proposed in the development:

- Stable block = 9.4sqm
- Main building = 19 sqm
- Total = 28.4sqm

### **2.2. CIL payments**

As the area of new build is under 100sqm CIL payments are not required.

Paragraph 7.2 – paragraph 94 of the NPPF 2019.

Paragraph 7.14 – The total site area is 1,631.52m. The external playspace is 622m.

Paragraph 7.19 – 214sqm of Class B1 business use (not 231sqm).

Paragraph 9.7 (clarification) – The Downshire Hill gates will cater for Years Reception, 5 & 6 and siblings (80 children). Front entrance on Rosslyn Hill for Year 1,2,3 & 4.

Paragraph 12.5 – the school is now achieving silver STARS (not bronze).

Paragraph 14.2 – 63% reduction in carbon (not 68%).

### **2.3. Additional paragraph after 8.29 – regarding heritage**

Although many items of significance have been retained in the scheme, and indeed enhanced in some cases, the removal of some masonry, cells, the court, the interruption of floorplan, and changes to the annex and Rosslyn Hill entrance all cause a degree of harm to the significance of the listed building, albeit less than substantial. This harm must be given great weight and importance when making a decision on the proposal as per the standing advice on pages 19 and 20 of the agenda pack. Officers believe this harm is outweighed by the public benefits of the scheme, including enhancement of the conservation area, securing the continued viable use of the building, the opening of the school for community use, and provision of employment floorspace appropriate for SMEs.

#### 2.4. Additional paragraph after paragraph 9.10 – regarding noise.

The submitted noise report considers noise from pupils in the playground. The acoustic barriers referred to above would vary in height between 3m and 4m, or there would be no acoustic barrier where residents stated they would prefer not to have it. The existence of the acoustic barrier and the lack of acoustic barrier at the rear of Downshire Hill have been taken into account in officers' assessment. Officers recognise that there will be noise from the playground, which could affect amenity; children will make noise. In order to mitigate the harm officers have opted to minimise the extent of time the playground can be used (alongside the screening) as this seems to be a more realistic and enforceable than impose a noise level which children must not exceed.

### 3. Amended conditions

#### Condition 3 – Detailed drawings/samples

Additional wording to ensure compliance:

“... and carried out in accordance with the submitted details prior to occupation of the development”.

#### Condition 6 – Noise

(deleted words scored through, additional words underlined)

The design of the development shall be of such a standard that it will protect residents in adjoining buildings from noise from the interior of the building, so that they are not exposed to noise levels indoors of more than 35 dB LAeq ~~16 hrs~~ daytime and of more than 30 dB LAeq ~~8 hrs in bedrooms at night~~.

**Officer's comment:** *this condition should refer to internal noise levels rather than playground noise levels. The rewording of the condition makes it tighter and more enforceable with regards noise from within the school. The noise from the playground is considered acceptable as per the report.*

#### Condition 7 – Acoustic screen (additional wording underlined)

The approved acoustic screen shall be erected, retained and maintained in its entirety, in accordance with the details submitted and approved with regards condition 3, prior to the first operation of the school.

#### **Condition 8 – Mechanical ventilation plant**

*Officer's response: To clarify condition 8 – the word 'minimum' should be deleted.*

#### **Condition 9 – Hours of use – school**

- The earliest opening hour for needs to be restricted to 8am (the time mentioned elsewhere in the report), not 8.50a.m.

#### **Condition 10 – Weekday use of the playground** (additional wording underlined)

- The playground playground (not including the external area under the canopy as shown in approved drawing number P-1732-102) shall not be used for more than 120 minutes per day during the week.

#### **Condition 11 – Weekend use of the playground** (additional wording underlined)

- The playground (not including the external area under the canopy as shown in approved drawing number P-1732-102 G) shall not be used for more than four weekends per year.

#### **4. Additional conditions**

##### **Hours of use – community facilities**

The school shall not be used by community groups except between 08:00 to 22:00 hours.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

##### **Air quality and ventilation**

Prior to commencement of above-ground development, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

**Reason:** To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy 7.14.

**Officer's comment:** *Later comments from air quality officers have recommended this condition for air quality purposes.*

**Solar PVs – feasibility assessment**

Prior to commencement of development other than site clearance & preparation, a feasibility assessment with the aim of maximising the provision of solar photovoltaics should be submitted to the local planning authority and approved in writing.

**Reason:** To ensure the development provides adequate on-site renewable energy facilities in accordance with policy CC2 of the London Borough of Camden Local plan Policies

**Officer's comment:** *Further guidance has been received from specialist officers who feel the sustainability credentials could be enhanced further, if it were possible to incorporate PVs, taking into account the listed status of the building.*

**ENDS**

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# **WRITTEN SUBMISSIONS**





# Keats Community Library

9<sup>th</sup> November 2019

The Committee Clerk  
Planning Committee  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9JE

Dear Sir/Madam

Planning Application: 2019/2375/P – Former Hampstead Police Station

## **Written Submission.**

### **Re - Insufficient conditions on construction.**

1 This Submission does not object or support the proposal to convert the former Police Station to a School.

On this matter, Keats Community Library ("the Library") is neutral.

## **2 This Submission relates to the traffic in Keats Grove and apparent lack of any proposed conditions in respect of construction traffic to the Site.**

### **2.1 Background:**

- Keats Grove is a narrow road, partly one way.
- The Library in Keats Grove and the adjacent Keats House Museum are located in a narrow part of a small road. Both buildings have a constant stream of Visitors.
- Visitors arrive 6 days a week and throughout the times when construction will take place.
- These Visitors, particularly those to the Library, include a large number of children including infants especially when activities are running.
- All Visitors arrive on foot and must walk either up or down Keats Grove.
- Visitors are accordingly vulnerable to traffic on Keats Grove.

Keats Community Library is a registered charity (1146702) and a company limited by guarantee (07889559)

We are at: The Library, Keats Grove, London NW3 2RR.

Phone: [REDACTED] Website: [keatscommunitylibrary.org.uk](http://keatscommunitylibrary.org.uk) Email: [REDACTED]



## Keats Community Library

- Children in prams or buggies and people on mobility scooters are especially at risk as the pavement is very narrow.
- In addition, Keats Grove is a route used by many local school children in the morning and afternoon as it is a quiet and currently safe road for them.
- Visitors, particularly young people are often distracted from their surroundings by viewing smartphones as they walk down Keats Grove.

### 2.2 Concern about construction traffic

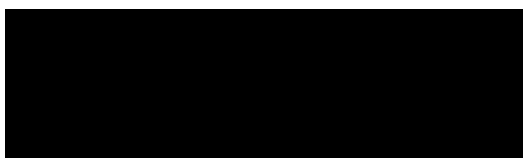
- The route for construction traffic to the School Site could include going up Keats Grove into Downshire Hill.
- This route has the advantage of allowing the driver to arrive next to the Site on Downshire Hill and avoid needing to turn around to leave.
- A truck in Keats Grove passes close to pedestrians as the road is so narrow.
- **Construction or heavy traffic in Keats Grove endangers lives**

### 2.3 Planning Condition requested

**We therefore request that, in the interest of protecting our community, for any planning granted to this proposal:**

**A binding condition is imposed on the applicant and its contractors to forbid/prevent any construction traffic, including heavy trucks, from travelling up Keats Grove to the Site.**

**Yours Faithfully**



**Steven Bobasch**  
**Trustee**

Our Ref: GB/KLP11  
Your Ref: 2019/2375/P

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**By Email only:** [planningcommittee@camden.gov.uk](mailto:planningcommittee@camden.gov.uk)

12 November 2019

Dear Sir/Madam

**Written Submissions on behalf of KLP for Committee Meeting dated 14 November 2019**  
**Application Reference: 2019/2375/P**  
**Property: Former Hampstead Police Station NW3 1PD**

We are instructed by KLP to oppose the above planning application. KLP are a local business based at 1a Downshire Hill NW3 1NR. They also own the freehold for 1/1a – 4/4a Downshire Hill.

The notification of Committee date was dated 5 November 2019 and was received by our client after that. The relevant people at our client company were away when the letter was received and a short extension within which to make written submissions has been requested but denied. Our client has not been afforded sufficient time in which to make an opposition to the application at the committee meeting, particularly given the scale of the application and associated documentation and it's rights are reserved in this respect.

Our client wishes to object on the basis that the development, a version of which was refused in 2016, will inevitably cause increased traffic in the immediate area including Rosslyn Hill, Downshire Hill and Thurlow Road. This will, in turn, cause increased pollution. There is currently parking on either side of the road which already causes heavy congestion. A school at the proposed site will only serve to increase this to unmanageable amounts which will also cause a danger to the public.

The planning statement submitted confirms that the previous application was turned down for, amongst other things, additional trip generation and traffic congestion together with a detrimental impact on air quality. The current application seeks to deal with this by the revised proposal claiming that the school will be "car free". In reality this will not be possible.

A draft green travel plan and draft Section 106 obligations have been submitted by the Applicant, however, additional traffic is inevitable regardless of such proposals and not all issues have been dealt with for the following reasons:



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1. The draft heads of terms for the S.106 agreement dated 10 April 2019 are reliant on the Draft Green Travel Plan ("the Draft Plan") in relation to congestion and pollution and no further detail of the terms of Section 106 agreement are given;
2. The Draft Plan does not specifically deal with all of the relevant issues and only seeks to mitigate the problems with no form of enforcement. It seeks to "encourage" parents to use alternative travel. It is inevitable that traffic will be increased. The report recognises this and seeks to use "positive incentives" but parents cannot be forced to use alternative transport.
3. The Draft Plan is heavily reliant on cycling and cycle routes. There are no cycle routes in the immediate area and the on-road parking and the width of Roslyn Hill and nearby roads to the site are such that it will not be possible to install cycle routes. The Draft Plan currently states cycle routes as "unknown" (page 2);
4. The Draft Plan represents the thin edge of the wedge and, if planning permission is granted, there is currently nothing within the proposals which enforces the terms of the Draft Plan if it is not adhered to. Parents will be able to drive to the school and nothing will be able to be done about it. With this in mind the claim that the Draft Plan is "car free" is misleading at best;
5. Various car parking spaces are already being blocked by school traffic at the nearby Rosary R.C. Catholic School. This will be increased by the inevitable traffic to the proposed site;
6. As noted above there is already congestion in the area. Any increase, however slight (and it is submitted that it will be significant) will be extremely detrimental and will lead to the traffic being unmanageable at certain times of day;
7. The increase in traffic, (when combined with the congestion problem which already exist), pedestrians, bicycles and children on scooters (much of which is encouraged by the Draft Plan) will hinder the ambulances passing through to the Royal Free Hospital with patients who require urgent attention;
8. The existing traffic problems in the area make it unsafe to have an increased number of primary school age children (who in the best case scenario will be on foot, bicycles and scooters together with their parents and siblings) in Roslyn Hill at a single entrance site; and
9. The current pollution levels at the site are too high for primary school age children.

In addition to the submissions made above the area is already sufficiently served by the current local primary schools.

On behalf of our client it is submitted, for the reasons given above, and given in the very large number of objections registered on the planning portal already, that the application should be refused.

Yours faithfully



**Fletcher Day**

**Email:** [REDACTED]

**P:** [REDACTED]

**From:** [Barbara Alden](#)  
**To:** [PlanningCommittee](#)  
**Subject:** Planning Committee meeting 14th November  
**Date:** 12 November 2019 22:41:32

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Re: Former Hampstead Police station  
26 Rosslyn Hill  
NW3 1PD

**Proposal: Change of use of site from a police station to a one-form entry school and business/enterprise space, including alterations and extensions to the rear and associated works.**

Date of meeting 14 November 2019 Time 7pm Venue Council Chamber,  
Crowndale Centre, 218 Eversholt St NW1 1BD

**SUBMISSION:**

Please will the Planning Committee bear in mind that Camden Council's own schools Education Policy indicates no need for additional primary school places in Hampstead.

Not only are there 4 primary schools within Hampstead village, but a plethora of private schools in the vicinity, all contributing to traffic congestion and air pollution and already breaching Camden's own guidelines for combatting the mounting climate crisis.

This application by Abacus Belsize school is inappropriate for a proposed local Belsize Park primary school to be situated outside Belsize Park, in a neighbouring ward already well-served by established primary schools, and also being a heavily polluted and congested area.

I therefore urge the committee to refuse this application.

I do not represent any group other than being a concerned individual Hampstead resident.

Thank you

Barbara Alden  
8 Chesterford Gardens  
NW3 7DE

From: [Christine Liese-Schikaneder](#)  
To: [PlanningCommittee](#)  
Subject: Application ref: 2019/2375/P - Former Hampstead Police Station NW3 1PD  
Date: 12 November 2019 23:59:56

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**Application ref: 2019/2375/P**

Former Hampstead Police Station  
26 Rosslyn Hill  
London NW3 1PD

FAO: Committee Clerk

Dear Madam/Sir,

**Planning Committee Meeting, 14 November 2019 - Written Submission**

I strongly oppose the renewed proposal for a school on the premises of the Old Hampstead Police Station on the intersection of Rosslyn Hill and Downshire Hill.

1. There exists already a major overcapacity in regards to schooling opportunities from both fee and non-fee paying primary schools in Hampstead.
2. Low birth rates are leading to school closures in London. The opening of yet another school will be to the disadvantage of existing Camden non-fee paying primaries serving the local community.
3. The location of the Old Police Station is situated at one of the busiest intersections of Hampstead. The London Air Pollution Map which is compiled by Kings College London states for the location of the Old Hampstead Police Station a RED Alert for pollution, which means: The annual average of Nitrogen Dioxide at the location of the Old Hampstead Police Station is **55.78 micrograms** per cubic metre. The World Health Organization's annual legal limit is **40mcg/m3**. Long term exposure (for a year or more) to 60mcg leads to a 22% increased risk of disease related mortality. For the sake of the people and families living at this intersection, these levels must go down, not go up.
4. Traffic will increase already through the newly built extension of the Royal Free Hospital. Abacus intends to rent out the premises to third parties - also in the evenings and on weekends. This will unfailingly lead to more traffic and pollution, not only from private vehicles but also of service vehicles on the expense of the immediate community's well-being.
5. The travel plan review compiled by Tatai Dewes dating 30 September focuses exclusively on the proposed school and its traffic plan. It does not consider at all increased traffic, parking, noise and pollution caused through the planned rental of the premises to third parties outside school hours - also on weekends and in the evening. The school has no control at all over these numbers which will be disadvantageous to the community. The review

focuses entirely on the school's traffic plan that hopes to dissuade parents from driving, which however, the school is powerless to enforce. This is an experience that all schools in the area, both state and private, sadly share. Camden itself has experience with walking buses. Camden has tried and tested walking buses with local schools in the past which have all failed after a short time. Although the proposed school encourages cycling, Camden does not provide safe cycling paths for cyclists, let alone young cyclists. As ambitious the school's travel plan sounds, it has no power to enforce it and is therefore unconvincing. It does not apply to third party users of the premises.

I ask the committee to refuse this planning application.

Yours sincerely,

Christine Liese-Schikaneder

Hampstead Hill Mansions  
Downshire Hill  
London NW3 1NY  
Email: [REDACTED]

**Re Planning Application Ref 2019/2375/P Change of Use of Hampstead Police Station to Primary School**

**PURDAH - should the application be heard after the GE?**

Firstly, with the general election on 12 December 2019, I submit that this application falls within purdah and should not be considered before that date. The Mayor of Camden, responsible officers, and members, may not agree but need to be put on notice in case of appeal.

The DfE, a government department, is asking for approval of a school that substantially concerns Camden as a local education authority. The case can be considered very politically sensitive, and can be susceptible to political pressures.

The facts that

- Free schools are a controversial national policy and this is a significant execution of that policy
- This specific decision is a controversial local decision

lands it on all fours as being defined to fall within purdah, and it would be procedurally wrong to list it before 12 December 2019.

Free schools are a Conservative policy directly funded by them, they say to provide schools where there is a shortage, or where standards are failing.

Despite the occasional attacks, for example by Cllr Cooper, as reported by the CNJ on 31 January 2019 (article attached) on "Camden's state schools lagging behind other boroughs", and lamenting on "the lack of academies and free schools", Camden's primary schools are rated good or outstanding by Ofsted.

There is certainly no shortage of primary school places in Camden, especially with falling school rolls.

Whereas free schools are flush with funding, as shown by the DfE spending on this application, state schools struggle with the shortage of staff, facilities and resources, forcing some to consider possible closure.

With the political parties having opposing views, surely it would be sensible to avoid any allegations of political bias on either side, and whatever the decision, by deferring the hearing?

**Planning criteria should not be considered in isolation**

The planning members have been inundated by opposing letters of objection and support for this application. They will have had to pour over the technical reports exchanged on both sides, one refuting the other.

**However, in recommending approval, I believe that Camden has not seen the wood for the trees, and members must not fall into this trap.**

It is abundantly clear that there are more than enough schools in Hampstead and its surrounds, all of which contribute to congestion and air pollution. Camden has had to devise separate school-run plans in order to cope.

Residents won't be able to cope if there is another school in the area. An extra school will simply mean more congestion, and more separate areas of travel control which will simply exacerbate the problem. An extra school in the area will certainly not solve the excessive existing pollution.

The belief that Abacus children will never come by car is naive; Camden will know its own past experiences of failure to control vehicle nuisance in the area. The hopes of Green School Runs were recently shattered because of lack of uptake.



The DfE may argue as much as they want about how there will be no extra harm. The current evidence, common sense and experience of the residents, and the Council, show this cannot be true. This application does nothing to enhance the area, the DfE simply wants the HPS building at all costs, without any consideration of its overall impact of harm on the community and local economy.

### **The point of Camden's Local Development Plans and Planning Guidance**

is to manage development so that it creates a thriving attractive environment, enables reshaping for the better, and that it does no damage to the existing. It is to create an environment which is healthy, where a community thrives and people's amenities are protected.

Any one planning factor being considered in isolation, as the Local Plan states, destroys the holistic aims and visions of a community.

The Camden Local Plan says

- **Policy C1 Health and wellbeing**  
The Council will improve and promote strong, vibrant and healthy communities through ensuring a high quality environment with local services to support health, social and cultural wellbeing and reduce inequalities.
- Inequalities between the pupils will increased with the provision of this school.
- Air quality, noise and neighbourhood amenity – Policies CC4 Air quality, A1 Managing the impact of development, A3 Biodiversity recognise that development can have a significant effect upon the amenity, health and wellbeing of those who live, work and visit the borough. It states
- It states: **We will only grant permission for development that does not cause harm to amenity or/ and would cause harm to air quality unless appropriate mitigation measures are adopted.**
- Thus why has this application being recommenced for approval?  
The DfE mitigation includes equipment to preserve the air quality of pupils inside the school, but what about the outside air quality? Can we believe that will improve?

#### **Policy A1 Managing the impact of development**

The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

It is totally obvious that the amenities of the community, occupiers and neighbours, will be harmed by this application. It does not protect the needs and characteristics of the local area and communities because of the existing surfeit of schools that dominate the community.

Furthermore it will threaten the economy of the local state schools in the area. The transport network will also be disrupted; TfL have cut the number of buses.

**The Hampstead Neighbours Plan** says \Our proposed vision is to conserve and foster Hampstead's charm and liveability by protecting the distinctive character of buildings and open spaces, the Heath, healthy living, community spirit and the local economy.

### **In Conclusion**

This application for change of use to a school clearly does not meet the overall aims and vision of both the Camden Plan, and that of the Hampstead Neighbourhood Plan. It contradicts planning guidance and criteria stipulated, and should be refused.

- LC
- Attachment : CNJ Press cutting 31/1/19

From: [Patricia Morison](#)  
To: [PlanningCommittee](#)  
Subject: Application ref 2019/2375/P  
Date: 13 November 2019 08:30:06

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**Application ref: 2019/2375/P**

Former Hampstead Police Station  
26 Rossllyn Hill  
London NW3 1PD

FAO: Committee Clerk

Dear Madam/Sir,

**Planning Committee Meeting, 14 November 2019 - Written Submission**

I strongly oppose the renewed proposal for a school on the premises of the Old Hampstead Police Station on the intersection of Rossllyn Hill and Downshire Hill.

1. Camden's own policy is NO MORE SCHOOLS,
2. Abacus will generate TRAFFIC, during the day, at peak school run times, and out of school hours because they will use the property for Events.
3. POLLUTION will worsen. On Rossllyn Hill is already a bad spot for pollution. It is utterly misguided to allow a school to operate there.

The Abacus claims that they can control parents DRIVING children are absurd.  
No school has been successful. The catchment area reaches far away from this location.

4. The state primary schools in Camden do not want the school there, as they are struggling with falling numbers. The whole community will be affected if education in the borough suffers.

[REDACTED] told me on the doorstep that Rhyll School, where he is a governor, is in real difficulties because numbers are down, and there is talk of a merger. Fleet School and others object strongly.

5. At the start, the Abacus people insisted the school must have 420 pupils to be viable. Yet now they say 210 is fine.

It is extremely important that this planning application is REFUSED. For the good of people living locally, and throughout Hampstead and the borough at large.

Yours sincerely

Dr Patricia Morison

27 Downshire Hill  
London NW3 1NT

- 1 There is no way to insist numbers are kept at 210.

***Hereward & Co, solicitors***  
**Planning Matters**

[www.hereward-solicitors.com](http://www.hereward-solicitors.com)

Tel: [REDACTED]  
12<sup>th</sup> November 2019

To the Planning Committee

Dear Councillors,

2019/2375/P and 2019/2491/L - Former Hampstead Police Station and Magistrates' Court,

I represent neighbours who have various serious concerns about these proposals. This submission focuses on **Heritage**.

The Officer's Report to Committee makes no mention of the specialist Reports by Ms Sarah Watt, of Asset Heritage, which had been submitted to the Council over past months. Ms Watt concluded that the proposals would cause "substantial harm".

A further Heritage Report has therefore now been submitted. This Report is by Paul Velluet, Chartered Architect, M.Litt., RIBA, IHBC; it is an important document for assessing applications 2019/2491/L and 2019/2375/P.

Mr Velluet concludes that the proposals would cause "substantial harm". One significant point highlighted by Mr Velluet is that the application proposals have not been assessed in the context of the substantially amended and extended Listing text for this property, as issued by Historic England issued in February 2018 (and so which post-dates the previous refusals).

The very limited "public benefit" which would arise from the proposals is evidenced in your Officer's Report. Furthermore, it is understood that there is considerable concern among local schools about the impact which a Primary school in the Former Hampstead Police Station is likely to have upon their already dwindling pupil numbers. (Such concern is understandable; the S.106 controls proposed do not include an ongoing restriction of the Abacus catchment area to Belsize.)

In order to illustrate the points made above, the Heritage Report by Paul Velluet is provided with this letter.

Yours sincerely,

Christine Hereward

[REDACTED]

Tel: [REDACTED]

***Hereward & Co, solicitors***  
**Planning Matters**

[www.hereward-solicitors.com](http://www.hereward-solicitors.com)

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From: [JOACHIM LIESE](#)  
To: [PlanningCommittee](#)  
Subject: Application ref: 2019/2375/P - Former Hampstead Police Station NW3 1PD  
Date: 13 November 2019 08:55:15

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**Application ref: 2019/2375/P**

Former Hampstead Police Station  
26 Rosslyn Hill  
London NW3 1PD

FAO: Committee Clerk

Dear Madam/Sir,

**Planning Committee Meeting, 14 November 2019 - Written Submission**

I strongly oppose the renewed proposal for a school on the premises of the Old Hampstead Police Station on the intersection of Rosslyn Hill and Downshire Hill. It is in contravention of key Camden policies with regard to education and action on climate change as well as at the expense of the local community which the proposed School does not serve.

1. There is already an oversupply of both fee and non-fee paying primary schools in Hampstead.
2. The effects of continuously lower birth rates - including in Camden - are already evident and are increasingly leading to school closures across London. This is aggravated by Brexit-related departures of young European families in the Hampstead and Belsize communities. The opening of yet another school will be to the disadvantage of existing Camden non-fee paying primaries (and other schools) serving the local community.
3. The location of the Old Police Station is situated at one of the busiest intersections of Hampstead. The London Air Pollution Map which is compiled by Kings College, London, (see: <http://www.addresspollution.org>) states for the location of the Old Hampstead Police Station a RED Alert for pollution: The annual average of Nitrogen Dioxide at the location of the Old Hampstead Police Station is **55.78 micrograms** per cubic metre. The World Health Organization's annual legal limit is **40mcg/m3**. Long term exposure (for a year or more) to 60mcg/m3 leads e.g. to a 22% increased risk of disease related mortality. For the sake of the people and families living at this intersection and in the wider area, these levels must go down, not go up.
4. Traffic in the area will increase already through: a) the newly built extension of the Royal Free Hospital. b) Abacus' intention to rent out the premises to Third Parties including the evenings and on weekends. This will unfailingly lead to more traffic and pollution, not only from private vehicles but also of service vehicles.
5. The travel plan review compiled by Tatai Dewes dating 30 September

focuses exclusively on the proposed School and its traffic plan. It does not consider at all increased traffic, parking, noise and pollution caused through the planned rental of the premises to third parties outside school hours - also on weekends and in the evening - and other traffic-causing developments in the area. The School has no control at all over these numbers which will be disadvantageous to the community. The review focuses entirely on the School's traffic plan that hopes to dissuade parents from driving, which however, the school is powerless to enforce. This is an experience that all schools in the area, both state and private, sadly share. Camden itself has experience with walking buses. Camden has tried and tested walking buses with local schools in the past which have all failed after a short time. Although the proposed school encourages cycling, Camden cannot provide safe cycling paths for cyclists in the area, let alone young cyclists. As ambitious as the School's travel plan sounds, the School has no power to enforce it and is therefore unconvincing. It does not apply to third party users of the premises.

I ask the Committee to refuse this planning application.

Yours sincerely,

Joachim Liese

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Dr. Joachim Liese

Hampstead Hill Mansions

Downshire Hill  
London NW3 1NY

Email: [REDACTED]

**From:** [Gadi Weiszlovits Lahav](#)  
**To:** [PlanningCommittee](#)  
**Subject:** Supporting the application to change the use of Police Station to Abacus school  
**Date:** 09 November 2019 18:26:28

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Hello Camden Planning Committee,  
Thank you for informing me about the option to make a written submission prior to the meeting you will hold on November 14 regarding the above subject (changing the use of the old Police Station to a one-form entry school).  
My wife and I live in Belsize Park for the last 6 years. Our daughter turns 3 now and we have started our research to decide which school she should go to. It is clear to anyone who would do the same research that one area in Camden - Belsize Park - is significantly farther away from state schools compared to other areas.

We live in Belsize Avenue and the closest school to our home is Fitzjohn's. It is 12 minutes walk, but it is oversubscribed and one needs to live within 200 meters radius from it to get a place. The next one is more than 20 minutes away.

Abacus addresses a real problem. It makes sense for such a large area with many young families to have one school within the area and not far away.

Accepting this application would serve the residents of Belsize Park.

Thank you,

Gadi Weiszlovits

1 Belsize Avenue, Basement Flat

London

NW3 4BL

Application address:

Former Hampstead Police Station

26 Rosslyn Hill,

NW3 1PD

**From:** [Eldon Lehmann](#)  
**To:** [PlanningCommittee](#)  
**Cc:** [Eldon Lehmann](#)  
**Subject:** Written submission - 2019/2375/P - re: Former Hampstead Police Station - In support of change of use  
**Date:** 10 November 2019 08:31:14  
**Importance:** High

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Sunday, 10th November 2019 - am

Dear Sir / Madam,

**re: Application ref: 2019/2375/P**

**My name: Dr. E.D. Lehmann**

**My email address:** [REDACTED]

**I am writing on my own behalf: *I am a parent of two children attending Abacus Belsize Primary School.***

**My address: 61 Kilburn Park Road, London NW6 5LA**

**Application address: *Former Hampstead Police Station, 26 Rosslyn Hill, London NW3 1PD***

I write in support of the planning application by the Department of Education on behalf of the CfBT Schools Trust.

The revised application addresses community concerns - traffic and noise - while providing a permanent home to educate and grow our most important asset: our children - who are our future.

My two children attend Abacus. A highly efficient and well run Camden bus service brings pupils to Abacus at the moment.

Abacus is a well-established school, which has rapidly become a highly popular and successful, over-subscribed school - rated "outstanding" by Ofsted.

Abacus is a remarkable school, providing excellent education. I am grateful that my children can be part of such a warm, inclusive, environmentally friendly school.

Despite incorrect information - Abacus is, and always has been, a single-form-entry school with a maximum of 210 pupils. It is a small school, with a big future.

Abacus has been housed in temporary accommodation for 6 years - and yet delivers high quality education. It deserves a permanent home in a proper building, close to pupils homes.

There may be a number of schools in Hampstead, but most are either religious or private. There are not enough state-funded schools in the area.

Changing the use of the site from a police station to a one-form entry school for 210 pupils and a business/enterprise space would seem like an excellent use of the site not just for the pupils, but for the entire community.

Providing Abacus with a new home in the former police station can only be an asset for the community. The former police station will make an ideal permanent home for the school.

It is not apparent what those who object to this change of use think should happen to the former police station, instead. Nothing? Luxury apartments?

It is important to see a disused public building, remain a public building, for the benefit of the entire community. Abacus is committed to look after and maintain the listed building.

The application should be strongly supported.

Thanking you for your kind assistance.

Yours sincerely,

Dr. E.D. Lehmann



**From:** [Janne de Haan](#)  
**To:** [PlanningCommittee](#)  
**Subject:** Planning application former Hampstead Police Station  
**Date:** 11 November 2019 09:29:17

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Dear Sir, dear Madam,

We are writing to show our support for the Abacus Belsize Primary School planning application to move into the old Hampstead police station.

Providing excellent education to the next generations should be top of the agenda of any council. Abacus Belsize Primary School is an existing and outstanding school in the Belsize ward that delivers high quality education. Our two children are attending the school and they, like us, couldn't be happier with the school and education.

One of the reasons for the popularity of Abacus is due to the fact that it is the only secular school available in it's catchment. All other options available are either private or in case of state school options, religious (see the attached map). This is why we have chosen the school.

As an existing school, Abacus deserves a permanent home near to its families who will continue to walk to school as they currently do (by walking to buses which transport the children from the catchment to the school's temporary location). The former Hampstead police has proven to be the only real option, with many options reviewed in the catchment but none of them meeting the requirements a primary school has. Transforming the listed building, that has been empty for years, into a school will bring it back to life as well as contributing positively to the community (e.g. with the opportunities offered for local businesses to use part of the space in the building).

We support the planning application and hope the school will get the permanent home to support the education and families. Ensuring Abacus its future will strengthen the future of Camden.

Sincerely yours,  
Hedzer and Janne de Haan

**From:** [Shira Klasmer](#)  
**To:** [PlanningCommittee](#)  
**Subject:** Abacus primary school proposal  
**Date:** 11 November 2019 13:18:13

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Dear Planning committee councillors,

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>

> I'm writing in regards to the Proposal for Abacus Primary School move to the former Hampstead Police Station.

>

> We live on the edge of Belsize Park close to Swiss Cottage station. My husband and I have both lived in this area for over 13 years and are active members of the local community of Hampstead, Belsize park and West Hampstead. I teach Taiji Quraan at the Hampstead community centre and at the Royal Free Hospital.

>

> Searching for a local non-faith school in this area is very difficult. We applied for Abacus Belsize Primary as it was our only school in our catchment area within the Camden borough. Catchment areas for many of the other non-faith schools in this area are so small that you almost have to live on top of the school to get a place.

>

> We are very happy with Abacus Belsize School and our daughters' education. It is a warm and loving school, with a fantastic team of teachers and staff who are passionate to educate and share knowledge. There is also a strong community atmosphere which is generated through local parents and the school.

>

> Bringing this school closer to our community will enable us as a family to walk to school. It will give great benefit to my daughter to know and engage with her neighbourhood, its people, local businesses, as well as experience the passing seasons during her daily walk to and from school.

>

> Having the school closer will also enable us as parents to engage more with the school, we can drop off our child and have the chance to see and talk face to face with the teacher, head teacher and other staff within the school building and not just at the bus stop or on special occasions such as school assemblies.

>

> I believe the building of the former Hampstead Police Station is very well suited to be converted to a primary school. The location is close to Hampstead Heath where the school runs many of its educational activities such as outdoor learning and sports day. I also believe that it will bring together our communities of Hampstead and Belsize Park closer through the prospects of a communal space within the building but also with other schools activities such as the summer fair and various seasonal festive activities.

>

> I strongly believe the beneficial implications of Abacus moving to the Police Station And I hope you will support the local community by bringing local education to a local home.

>

>

> Thank you for your time,

>

> Kind regards

>

> Shira Klasmer (parent at Abacus)

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>

> —

**From:** [Dan Ziv](#)  
**To:** [PlanningCommittee](#)  
**Subject:** Abacus Primary School  
**Date:** 11 November 2019 13:22:30

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Dear Camden Councillor,

I am writing to show my support for the Abacus Belsize Primary School planning application to move into the old Hampstead police station.

The presence of Abacus made it possible for us to remain in the area as it is the only secular state school dedicated to Belsize Park. As you likely know, reception and year one spaces in the nearby state schools are oversubscribed. Many of the schools nearby to Belsize Park are faith based and are therefore not suitable for many families, including our own.

Abacus is an integral part of the community in NW3. Its presence ensures access to a high standard of education and encourages families with young children to stay in the area rather than move away from Camden. It is young families that help local businesses to thrive and contribute to making NW3 a lovely place to live. Ensuring the future of Abacus puts the future of NW3 first.

Sincerely,

Dan Ziv  
NW33JW London  


**From:** [Mary Sheppard](#)  
**To:** [Mary Sheppard](#); [PlanningCommittee](#)  
**Subject:** Abacus Belsize Primary Planning application  
**Date:** 11 November 2019 13:24:37

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Dear councillors,

I am writing to you in support of Abacus Belsize Primary School's planning application coming before the committee this Thursday evening. I support Abacus's move to the former Hampstead Police station. I am a local Hampstead resident in the Fitzjohns and Frognaal ward, and a parent of a Year 4 child at Abacus Belsize Primary School who has been at the school since Reception. I am fully invested and always have been in Abacus and my local community. Abacus is an outstanding state school dedicated to providing top notch education to Belsize Park families. It needs and deserves a permanent home in or near its catchment area. The former Hampstead Police Station will provide the school with an ideal permanent home to secure the future of the school. Please support our school. Many thanks for taking the time to read my letter.

I would like to share my families story and how we ended up choosing Abacus. We found Abacus when we arrived from an international move from USA, 4 years ago when it was in its former temporary home at WAC ARTS Belsize Park. We immediately fell in love with this small 1 form entry community school, its ethos, its staff, and its families. We couldn't get into the school at first, due to oversubscribing and couldn't get into any of our other 5 choices either. In the end, we were lucky to get in, as we are saturated with private schools around us, but we were looking for an outstanding state secular school in our area with a strong academic curriculum, outdoor learning ethos, and social and emotional support for our child. Abacus hit all our marks and more, and we couldn't be happier.

We are a walk to school school. Walking to school is a strong part of our school's ethos- the staff, parents and children all live and travel by foot into the community. My family walks or takes public transit everywhere, we don't own a car and have no desire to. When we found out the school was being moved to Kings Cross Camley St from WAC Arts, we had our reservations about sending our son by bus to and from school daily. The location of the school and the bussing has been fine for the children, however for parents and staff, its been quite the strain getting the children to and from school by bus twice a day. This commute puts a strain on staffing and parents, as well as the state as the busses are funded. We are all very much looking forward to walking our children to school daily and supporting local businesses on the high street before and after school , therefore energising the local community.

As you know, Abacus has had a long fight to support a permanent home for 7 years now. Locations in and around Belsize park have been searched by the planning team. All inquires and objections to the the application has been thoroughly addressed- from pollution, to noise, to historical Grade 2 listing issues. Now it just needs your approval, our local representatives. The benefits of having the school here include; bringing new life into a vacant local historical site, providing an ideal home for the school close enough to walk to for Belsize Park families, and providing the community with an outstanding state school option. Please support the school's application. Thank you for your time.

Many thanks,  
Mary Sheppard

Abacus Belsize primary parent and supporter

Email: [REDACTED]

Phone: [REDACTED]

**From:** [Stacey Gorman](#)  
**To:** [PlanningCommittee](#)  
**Cc:** [Keith Gorman](#)  
**Subject:** Planning Application - 26 Rosslyn Hill  
**Date:** 11 November 2019 13:52:08

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Dear Planning Committee -

We have been residents of Belsize Park for 7 years and are the parents of of a Year 1 student at Abacus Belsize Primary School and a 3 year old who will attend in September 2020. We strongly support the unused Hampstead police station as the permanent home of Abacus. This vacant public building should be in use by the local community. All planning considerations have been met and there is no reason for the application to be rejected.

Abacus was established 7 years ago and has 170 + students. Currently, the children are being bussed to a temporary location in King's Cross. Since my first encounters with the Abacus family more than a year and a half ago, I have regularly been exposed to an amazing group of faculty and parents that are focused on the development and education of the student body. It is wonderful to see the development of the children academically while also developing an awareness of their impact at the community and local levels. Abacus is a diverse community of families. We are lucky to be able send our child to Abacus as there are virtually NO secular state school options in or near the Belsize Park catchment area. The 1 secular school nearest our home (Fitzjohn's Primary) is impossible to get into unless you live within .1 miles. When applying for my child in 2018, I was listed as #40 on the waiting list.

We do not own a car and are committed to the no car policy being endorsed by Abacus. I hope you recognise the asset Abacus has been to the community since first opening 7 years ago (albeit from a remote location) and the asset it is for the future of the community.

We realise that school funding is dire at the moment, however, the Police Station was purchased many years ago by the DfE, not with funds supporting other Camden schools. It is a sunk cost and not relevant to the planning application. Please look at the facts of the situation that our children are facing:

1. The Police Station is the only option. It is a mere 200 meters outside of the catchment and there are no buildings in within Belsize Park that can accommodate a school. The search results are transparent and well

documented.

2. Birth rates are falling in Camden but not in Belsize Park. This is a fact. It is a neighbourhood full of families who need a school for their children. There is a huge demand for this school. The past 3 intakes (2017-19) comprising 90 students have been entirely from within the Belsize Park catchment with the exception of 4 siblings. The catchment area for this school has had no effect on other schools in the area and moving to Rosslyn Hill will not change this.

3. School run traffic is a problem in Hampstead but that is due to the excessive number of private schools in the area. Abacus is committed to a car-free policy and should not be penalised for the behavior of these other schools. The children are from the local area and in many cases will have to travel a shorter distance to the Police Station than they currently travel to their bus stop. The small number of residents who object to the school refuse to believe that children and parents actually want to and like to walk to school.

4. Parents should have a choice in whether they send their child to a religious school. I have visited nearly all of the state schools within a 1.5 mile radius of my home, including the Catholic and CofE schools. Although those schools accept students of any religion (after prioritising those that are religious) the curriculums are highly-faith based and prayer is a regular part of the daily schedule. We should not be forced to send our children to a religious school.

We reiterate that the Police Station is the only option for Abacus. Please remember that this is a planning application and not a decision to justify the existence of the school. There is no time to start this process from scratch. After 7 years in a temporary location, these children deserve a permanent home for their school. We hope you can support Abacus Belsize Primary.

Thank you for your time.

Kind Regards.

Stacey & Keith Gorman



40 Belsize Square, Flat 1  
NW3 4HL

**From:** [edoardo](#)  
**To:** [PlanningCommittee](#)  
**Subject:** Application support - Abacus Blesize Free School  
**Date:** 11 November 2019 17:35:38

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To whom it may concern,

My name is Edoardo Barra and I am the father of 2 children attending Abacus Belsize Primary school, Eva in Reception and Francesco in Year 2.

Together with my wife Caterina we are addressing this planning committee to support Abacus Belsize application because we strongly believe that a fully established primary school like Abacus deserves a permanent site as soon as possible.

We are very happy with the outstanding services provided by this school, by the passion of the teachers and staff and the quality delivered in the education of our children.

We believe in the importance of having a school in Belsize, like Abacus which is now on its 7th year. Abacus will not change its catchment area so will not have any impact on any other existing school in the neighbourhood. Being an outstanding school, Abacus had more applications than available places (70 vs 30 last year) and as all local nurseries are also over subscribed, with waiting list, showing that birthrate is not falling around Belsize.

We understand that the proposal has been considered acceptable and will bring a public building back into use, while preserving the listed building status. We also committed to a car free commuting to the school as we understand traffic poses a serious concern to people living close to schools.

Sincerely,  
Edoardo Barra  
Caterina Gennaioli

47 Belsize Park,  
London NW3 4EE

**From:** [Emily McCarron](#)  
**To:** [PlanningCommittee](#)  
**Subject:** In support of Abacus Belsize Primary School  
**Date:** 11 November 2019 21:04:18

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Dear Madam/ Sir

My two children Violet (year 4) and Charlie (year 1) attend Abacus and are both very happy there. When we applied for primary schools for Violet, we applied for six local schools in the following order: Fitzjohns, St Pauls, Fleet, New End and Holy Trinity Church of England School, and Hampstead Parochial. I didn't apply for Abacus at the time because I was unsure about the temporary location. We didn't apply for the Rosary on Haverstock Hill because when I phoned the school, I was told that being Catholic wasn't a requirement, but that places would be allocated to Catholic children ahead of non-Catholic children and therefore it would be very unlikely that I would get a place.

Violet did not receive a place in any of those schools. Instead, we were offered a spot in St Aloysius primary school in Euston. Living in Belsize Park (on Howitt road), I was extremely disappointed that we were allocated a school nowhere near our neighbourhood. I was fairly adamant that I didn't want to have my kids 'commute' to school every day. So I rang Camden Council who suggested applying for Abacus and very luckily, we were offered a place.

As a family, we love the small and close knit Abacus community, and the quality of the teaching is excellent. Like all other state schools, Abacus faces funding challenges but this has by no means held the school back in providing an excellent education for my two children. Teachers are motivated, innovative and dedicated to the school and the children that attend it.

The only thing that hangs over the school is the question of its future home: the move into the old Hampstead Police Station. Whilst the building down in Camley St (where the school is currently located) is ok, it isn't in our local community and children have to be bussed down there and back every day. From our perspective as parents, the old Hampstead Police station will make the perfect school. Much has been made of the fact that the new site is in Hampstead but in reality, the site is still in our local community. We live on Howitt road so the walk to the old police station will only take 10 or so minutes. We don't own a car (why would you in London?) and are very used to walking everywhere in the local community. You will find this is the case for most families living in Belsize who attend Abacus.

I very much sympathize with the local residents about traffic and pollution but claims made that Abacus will increase traffic to the extent that it will harm people and lead to early deaths are incredulous. Pollution is an issue for NW3 - but surely a local school that children can walk to is part of the solution to this problem?

My husband and I have been dismayed at the claims by some local school governors (some of whom are local councillors as well) that Abacus is stealing school places. We know from our experience that this simply is not the case. We were never offered a place in the schools making these claims (even though we applied for them) and it was only Abacus offering a place to my daughter that enabled us to remain in the area. If Abacus were to close would these schools be able to offer spots to Abacus students? No. If the school were to close it would be devastating and the impact on the children significant. With two children, we know that it would be hard to find a school with two spots nearby and that it is



most likely that we would have to move out of the area.

There are so many fantastic reasons why Abacus Belsize deserves the old police station as it is home. However, the main one is that the children of Abacus Belsize primary deserve some stability and the knowledge that they will continue to receive a topnotch, state education that is open to all children on an equal basis.

Kind regards

Emily McCarron

**From:** [Camila Rock](#)  
**To:** [PlanningCommittee](#)  
**Subject:** Permanent Home for Abacus Primary School  
**Date:** 11 November 2019 21:42:47

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Dear Planning Committee,

I am writing in support of a permanent place for Abacus Primary School at the Hampstead police station. I am a mum of 3 young children: Amelia (6 years old), Pedro (3.5 years old) and Clara (2 weeks old). Amelia is currently in Year 1 at Abacus and Pedro will follow her in Reception next September. We chose Abacus because of the academic excellence and the very welcoming and inclusive ethos.

Having a permanent home for the school it's currently very urgent and here are a few important facts that you probably know but they are nonetheless true and which I'd like to stress in this email:

- Abacus is a 7 years old school and not a new school, therefore, funding to the rest of estate schools in the area will stay the same and won't be affected at all.
- Children are for the vast majority in the vicinity of the police station and will be either walking or taking public transportation. We don't have a car and therefore will definitely walk to school. Also, important to mention that the new development is air quality neutral.
- The school is thriving and serves a full cohort of children from reception to year 6. There are many independent schools in our catchment as well as faith-based state school, but no co-educational state funded schools, hence the need for Abacus. There are of course alternatives in the wider Camden area, but they are far away and possibly of a lower level (as per Ofsted). Also, it is not fair having to schlep young children to far away locations, as is the case for the Abacus children who are being bused to King's Cross.
- I understand that the people who oppose the move have their own arguments, but surely, once the school is open, they will see that they have nothing to fear in terms of additional transportation. It should provide more customers to local Hampstead businesses, which means more jobs and activity. I know local residents are attached to their local shops and want to foster a strong community. The school will most definitely contribute to that. There seems to be an invisible demarcation line between Hampstead and Belsize, when in reality it is one community. As you are well aware, there are no other credible alternative locations, and the police station was acquired by DoE for Abacus.
- Finally, we are aware that the school application in terms of planning is probably the most important part of the dossier and as an Architect who often deals with planning applications I believe we have a strong case.

Thanks very much for your time and have a great week

Best Regards,

Camila Rock

**From:** [Gabrielle Nathan](#)  
**To:** [PlanningCommittee](#)  
**Subject:** Planning application for Abacus Belsize School at the Former Hampstead Police Station  
**Date:** 11 November 2019 23:02:33

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Dear Sir or Madam,

I am writing in **support** of the planning application to change the use of the Former Hampstead Police Station at 26 Rosslyn Hill, London NW3 1PD from a police station to a one-form entry school.

As you may be aware, Abacus and the DfE have worked closely with Camden Council's planning and conservation departments, together with Historic England – who has no objection to the proposal, for two years. The result is that the change of use is acceptable in planning policy terms.

The proposal to move the school into a permanent home in the site of the former police station not only brings a vacant public building back into beneficial use and safeguards its future, it also preserves the listed building and the surrounding conservation area.

While there have been many vocal objections to the proposal, I would like to point out that the cost and location are not material to this planning application; the proposals are considered acceptable in transport terms and the development will be air quality neutral.

In addition, I would like to add that far from being a new school, Abacus is now in its seventh year and, as a fully established school, no new places will be created by its move to a permanent home. Abacus has always been and will remain a one-form-entry school.

I have been concerned by two contradictory arguments from those that oppose the development of the site for the school. The first is that Abacus threatens surrounding schools by offering places to pupils that would have otherwise attended those schools and the second is that the site isn't an acceptable home for Abacus as the school won't offer places to children living in close proximity as the site is outside of the catchment area of Belsize Park. Clearly if it does the former, the latter argument is immaterial. In fact, the school will only take pupils from its existing Belsize catchment area, leaving pupils local to Rosslyn Hill and Hampstead free to take up places in other Camden schools close to their homes.

Another spurious argument against the school's move to the former police station is that the falling birthrate in Camden means there are not enough children to fill an extra primary school. As stated above, Abacus is not new and is full. Additionally, the falling birthrate is not evenly spread across the borough and is not being felt in Belsize. In fact, Abacus received 70 applications for 30 Reception Year places from the catchment area this year and all local nurseries are full

showing a continuing supply of local children requiring outstanding education.

Finally, I would like to posit that Abacus is fully part of the 'Camden Family of Schools' and if that is to mean anything then surely it is wrong to pit one family member against another. All state schools should be equally supported and helped to serve their communities.

Yours faithfully,

Gabrielle Levine

Flat 26, 24 Athlone Street

London NW5 4LJ

Tel: [REDACTED]

**From:** [Bojana Jovanovic](#)  
**To:** [PlanningCommittee](#)  
**Subject:** Support for Abacus Belsize Primary school  
**Date:** 11 November 2019 23:10:10

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Dear Planning Committee,

I am writing this email to support the approval of the police station site in Hampstead as a permanent location for Abacus Belsize Primary school.

We have two children, a girl in year 1 and a boy in year 4. We live in Antrim Road in Belsize Park and would prefer that our children go to school in our area rather than being shuttled daily to Kings Cross.

We do not own a car. The kids ride a bike or scooter for all activities they have in Armory gym, Frognal lane and other locations in Hampstead, so will do the same to go to school. The school bus is often late which distorts plans for after school kids activities and our work schedules. It is much better to walk or scooter to school, also less air pollution.

We love Abacus! The school is outstanding, the school staff are amazing, the children work hard and achieve amazing results and the neighbourhood needs such a state school which is, on top of great results, independent of any specific religion but welcomes all. We are proud to have Abacus and grateful for having our children there.

The opposition keep saying that the area does not need a new school although it was explained to them multiple times on many different meetings that Abacus is not a new school, it has been operating for 7 years now. It was also explained to them that the money for the site will go from one government department to another, i.e. the building stays in public ownership, the opposition are loudly concerned about this. I very much appreciate pollution concerns, we are all concerned about pollution levels and Abacus runs a car free policy. We are all individually accountable for environmental issues, each one of us, not just parents of Abacus children who happen to have already been living in the area. Not opening schools can hardly be a strategic solution to fight pollution.

Every school should be located in the area it serves, or just next to it as in our case, if no appropriate sites in the exact area (although it is still NW3). We need Abacus in Belsize Park/Hampstead and not in Kings Cross. We need a school that is a walking distance away from our homes and not 20 minutes away by bus. We need local government to provide conditions to support education of local children.

Thank You All.  
Best regards,  
Bojana Jovanovic

### **Not a Car Owner, Not Offered a Place at a Borough School within 30 min of House**

I'm writing because I'm a Belsize Park resident that was about to leave the borough when our daughter was not offered a reception spot within the area. We don't have a car nor do we ever plan to own one whilst we live in London.

We had been told that we would never get into a "good school" where we lived & would have to eventually move. Luckily for us we got accepted off the waiting list for Abacus (our first choice). Now we understand there is opposition to this school that is 100% responsible for keeping our growing family in this area.

I just want to share our perspective:

#### **1.No Material Disruption to Residents from Current State**

Given the current nature of the Downshire Hill environs, the addition of a one reception class school will not lead to a material increase in disruption nor a material decrease in the enjoyment of the area. This is due to the resident's current proximity to existing commercial establishments & attractions.

Downshire Hill is a lovely but not an extraordinarily quiet neighborhood set apart from city visitors & attractions. It is a neighborhood that includes footfall & noise from the following: 1) Keats Group Practice (Surgery); 2) Killik & Co Investment; 3) Keats House (20-26,000 annual footfall); 3) Freemasons Arms Pub (open until 10pm every day except Sunday (9pm)); 4) St. John's Church; 4) Hampstead Heath at one end (est. 7 million annual visitors); 5) Hampstead High Street & commercial businesses at the other end. The overwhelming majority of residents moved to the area under these conditions. Given the nature of the area, there can be *no reasonable expectation of extraordinary quiet* during business hours. Accordingly, the addition of Abacus will not result in a material decrease in enjoyment from the current (& historic) state of the neighborhood & environs.

#### **2. Abacus Proposals are recommended for approval**

Despite the above, Abacus has worked closely with Camden Council's planning and conservation departments & Historic England for two years to ensure that its move would not lead to any material disruption. Accordingly, neither groups have an objection.

#### **3. Parents move to areas with outstanding schools increasing Rolls & Housing Values**

UK families and especially London families: 1) move to areas with outstanding schools (even across the country)<sup>[1]</sup>; and 2) pay more to live in those areas (London average +80,000 GBP for home near Outstanding school).<sup>[2]</sup> In order to attract more families and see an increase in birthrates & rolls, the borough needs to

## **5. The Path from Good to Outstanding Indicates an Outstanding Faculty & Model**

In the presentation **Taking your School from Good to Outstanding** (London Borough of Camden, 2008) four key themes are identified as necessary for taking a school forward: raising attainment and accelerating progress; improving the quality of teaching and learning; improving the conditions for learning; and developing the school as a professional learning community.<sup>[4]</sup> Vicki Briody & her team have accomplished all the above whilst housed in a temporary facility and having to fight a campaign against anxious homeowners. Abacus and her faculty should be embraced & emulated not attacked.

### **Conclusion**

Given the current & historic state of the Devonshire Hill environs: the many commercial businesses, churches, landmarks, as well as the Heath means that the addition of a relatively small school will not materially decrease the residents' enjoyment of the area.

In fact, outstanding schools: 1) attract families; 2) keep the community vibrant & growing; 3) increase housing prices. Abacus has been a good citizen and its proposal is recommended for approval.

Abacus should be applauded & used as a model for other schools to replicate its success so that other borough schools can learn to move from satisfactory/good to outstanding. When this occurs, even more families will move to the surrounding areas making Camden ever more vibrant.

Thank you for your service to our borough and your kind attention to this matter.

Vincent de Lorca  
Belsize Park  
16 Lawn Rd  
NW32XR

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#### **[1]Parents Move to live near better schools**

Four parents explain why they were willing to sell the family home and move – sometimes across the country – to get the best possible state education for their children <https://www.theguardian.com/money/2015/sep/20/parents-paid-thousands-live-near-better-schools>

#### **[2]Parents pay £52,000 in the UK & 80,000 more in London more to live in areas with outstanding schools, new survey reveals**

<https://www.telegraph.co.uk/education/2017/04/04/parents-pay-52000-live-areas-outstanding-schools-new-survey/>

[3]Belsize Park, Camden Gov (open data), page 4 (33)

#### **[4]To the next level: good schools becoming outstanding Research report**

<https://www.educationdevelopmenttrust.com/EducationDevelopmentTrust/files/89/89fc7659-9fd4-448e-a0f6-df548565bd02.pdf>

**From:** [Darla Hocking](#)  
**To:** [PlanningCommittee](#)  
**Subject:** written submission: Abacus Parent: re: former Hampstead Police station: Darla Hocking  
**Date:** 12 November 2019 13:42:55

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[REDACTED]

[REDACTED]

Dear Planning Committee Members,

I am writing to share my perspective on the planning application to convert the former Hampstead Police station into a permanent home for Abacus Belsize Primary School. Although I will explain our families personal story I suspect there are several factors that relate to many families in the catchment area. When the time came for our family to enter the primary school education system, I was fortunate to have an opportunity to speak with a representative from the school application program at Belsize Library. The representative looked at my address (central Belsize Park), and cultural identity (religion) and explained that I lived in “the blackhole of Belsize Park”. There wasn’t a lot of options for walkable schools, many were 1-form entry and over subscribed.

After touring the 12 State school closest to our home I applied for 6. Abacus was our first choice even though the overall travel was a disadvantage at its temporary location. The others I applied for were good schools but many would have required a long travel time to school or didn’t match our religious ideals. Travel time for our family is important. We don’t own a vehicle. And moreover, we want to walk to school. We want all the benefits of having a sense of community. What seems rare and wonderful to me is the fact that even with the current Abacus site not being local it still has a strong sense of community.

Abacus was established because of the dearth of secular state schools in the area and it remains an oversubscribed school, all of this while its future remains uncertain. We are outgrowing the second temporary site, located just north of Kings Cross, and it imperative that we find a permanent location for the school. The record shows that the school has reviewed 78 potential sites in Belsize Park and adjacent wards over **9 years** and we can’t find one that fits the needs of a 1 form entry school. We’ve even revisited sites of key interest but we just couldn’t find any other suitable locations while preserving the heritage requirements and keeping in mind our children’s need an outdoor space. This process has been frustrating and now that an appropriate site for the school has been found it is demoralizing to have various arguments being thrown up that are not the fault of the school but problems that face the city in general (e.g., traffic, pollution, exorbitant real estate prices).



In addition, our family cares about the environment and are committed to finding ways to improve it. As role models for our children we chose to walk to school, this reflects our family values and the values of the school. We want to instill habits of healthy living and environmental sustainability in our children. Therefore, we want to stay local and walk to school. London has a serious air pollution problem and it should be tackled together. We are not a commuter school, the former Hampstead Police station is located only a few hundred meters outside the border of the catchment. This is something commonly pointed out by those that oppose the school, but this short distance has no impact on the walkability; it's also worth remembering that there is no visible boundary between Belsize Park and Hampstead and that residents are constantly flowing between the different wards, whether it be to shop or send our children to school. This site is still very much local and allows us to live and learn in our community. The Green School Runs group, started the Zeelo multi-school bus service initiative to combat this problem but it was recently announced that this initiative has been cancelled due to a lack of demand. This highlights the need to provide local schools.

With regards to the proposed former Hampstead Police station plan, the current plan has addressed all the concerns since our 2016 application. We have acted on all requests including traffic congestion, noise, and heritage guidelines. It has been pointed out that the cost of the school is a concern for some. There are a few points worth considering: first, the school was purchased by one government body from another and the money stays in the government coffers; secondly, the money was spent several years ago and the building is already owned by the Department of Education; and third and probably most importantly, London, and particularly North London, is incredibly expensive. All of the property is expensive and any future site would require a large expenditure by the Department of Education.

If Camden continues to provide outstanding primary schools families will continue to live here. Those opposed to the school have tried to use the birth rate projection for Camden to suggest an uncertain future but it's worth considering that birth rates are hard to predict. A report by Camden dated December 2015 shows the general fertility rate in Belsize is significantly higher than the average in Camden. Also it is predicted that the population will increase by 9.5% by 2028. Surely, birthrate can't be used against us. The reality is when you provide outstanding education families want to be here, in the wards of Belsize, Hampstead Town, Swiss Cottage, Haverstock, Gospel Oak, and Frognal and Fitzjohns.

By endorsing this planning application you are supporting not just the current families of Abacus Belsize Primary school, but all the future families, and a plan for them to stay local for state secular education.

Sincerely,

Darla Hocking, Abacus Parent, Belsize Park, London

**From:** [Emma Sterland](#)  
**To:** [PlanningCommittee](#)  
**Subject:** A letter from Abacus Belsize Primary families  
**Date:** 12 November 2019 22:13:01

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Dear councillors

For years, parents and carers in Belsize Park struggled with where to send their children to primary school. If they were very lucky, they were able to get one of the few places available to Belsize families in Fitzjohns, New End and Fleet. Other families opted for a church school if they could. A privileged few opted for private schools. Many families had to accept school places on the other side of the borough or make the decision to move away from the area. Considering the fact that Belsize Park is a home to families of diverse faiths and religions as well as atheist families, it was clear that if it wasn't for Abacus, many would have been left without a proper educational alternative for their children

So in 2013 when Abacus finally opened, it was in response to a long standing need to provide a state secular primary school in Belsize Park. Since it opened, the school has been in temporary accommodation and we have been waiting anxiously: firstly, to find a permanent home for the school, and now, to know whether the plans to convert the old Hampstead Police station into a school will be approved by Camden Council.

From our perspective, the old police station is the perfect site for the school. It is in walking distance from our homes and its proximity to Hampstead Heath means our children will be given an education that involves lots of outdoor activity. There have been many wildly exaggerated claims about the pollution the school will bring to the area. These claims are simply not true. The vast majority of Abacus Belsize Primary students live in Belsize Park in close proximity to the police station. Many families, like so many others in London, do not own a car. Students already walk to and from the bus pick up points that take them to the temporary site in Kings Cross and they will continue to walk to the school when it is housed in the old police station. There are four different bus routes to the proposed site that come up from the bottom of Belsize Park (168), Gospel Oak (46), the 268 (which comes from the top of Belsize Park) and the C11 which comes from Swiss Cottage. Already existing traffic in the area and limited parking spots make it virtually impossible to drive to the school and strong pressure from the school to implement its 'car free policy' will act as a deterrent to families choosing to drive to the school.

Opponents of the school argue that it should be housed only in Belsize Park. Firstly, this implies that the police station is miles away from Belsize when we all know that it isn't, and the police station is in fact, in our local area. Secondly, there have been extensive searches in the area for a site that could accommodate a one-form entry school. However, none of the potential sites on offer were viewed as being suitable by the Department for Education, one the basis of their failure to meet government criteria.

As parents we are not particularly concerned about the politics of free schools. The school community consists of a diverse range of families of different ethnicities, faiths and socio-economic backgrounds. We are united by the fact that all we want is a good quality, local state school that serves our community. The oldest children at the school have now been waiting for over five years to move into a permanent site. If this application is approved, the younger children already at the school will finally be able to move into a permanent location, and prospective students and families in Belsize Park will benefit from this decision for many years to come.

Kind regards

Emma Sterland (Chair of the PTA) representing parents and families of Abacus Belsize Primary School.

**From:** [Caryn Lehmann](#)  
**To:** [PlanningCommittee](#)  
**Cc:** [Caryn Lehmann](#)  
**Subject:** Written Submission to Planning committee re: former police station Ref: 2019/2375/P  
**Date:** 12 November 2019 23:05:20

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Dear Sir/Madam,

Re: Application ref: 2019/2375/P

My Name: Caryn Lehmann

Contact: [REDACTED]

Address: 61 Kilburn Park Road, London, NW6 5LA

Application Address: Former Hampstead Police Station, 26 Rosslyn Hill, London NW3 1PD

I am fully in support of this planning application. My two children attend Abacus and we are so grateful to be part of such a warm, inclusive, and environmentally friendly school.

There is a very real need for a secular state school in Belsize Park. Abacus is a well established, oversubscribed and highly successful school, rated Outstanding by Ofsted.

Abacus is not a new school. It is now in its 7th incredible year and deserves a permanent home close to the students it serves.

Providing Abacus with a new home in the former Police Station can only be an asset to the community. Changing the use of the site from a disused police station to a one-form entry school is an excellent way to preserve and enhance a vacant listed building and safeguard its future for the community.

Yours sincerely,

Caryn Lehmann.

**From:** [Brigid Panet](#)  
**To:** [PlanningCommittee](#)  
**Subject:** Abacus nursery school  
**Date:** 13 November 2019 08:17:08

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I m writing to ask you to agree to Abacus school moving into new premises on Roslyn hill. This school is important to our neighbourhood, as well as to the children and their families; having lively local kids around us is good for everyone....so that Hampstead remains a natural integrated society, where we can grow and engage together.

I am hoping and praying today that you will let this good change happen.

Brigid panet. Lawn rd NW3.

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# **DEPUTATION REQUESTS**

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## **HCRD Statement on behalf of Hampstead Community**

I am representing the local community which is passionate about its local schools and the environment.

### **School context**

Camden's strategic and thoughtful management of its school's estate and their communities is held in high regard both locally and nationally.

Camden's school roll is falling dramatically, and funding is down 8% in real terms since 2010. Schools are dealing with staff losses, capping and closure. Relocating a new Free School into the area of highest school density anywhere in the country exacerbates this crisis.

### **DfE impositions and intransigence**

DfE continue to ignore local will, and council policies, and persist with a proposal which should never have been promoted. It conflicts with their own criteria for free schools and below their new school threshold of 420 pupils.

Alternative, appropriately located sites, avoiding fundamental policy and environmental issues, have been rejected by DfE. The 210 provision is seen as a steppingstone to a 420 school, given the enlarged site area of this application, and the potential for use of the office element.

### **Policy breaches**

Listed in the appendices are some of the multiple policy exceptions. After legal advice we wish to respectfully disagree with the reports statement that education need is not a planning consideration. This has a bearing on multiple policies and on the interpretation of benefit and that of harm.

### **School planning guidance**

We believe that the report and preceding negotiations have allowed the NPPF's favourable stipulations regarding schools to disproportionately influence critical judgements and analysis.

### **Traffic matters**

Importantly as an authority you have recognised the harm associated with traffic generation in an area of school over supply and created policy C2 4.33 to address this.

The applicants traffic consultants' reports rely on invalid analysis. The comparison of notional police trips generated at Kentish Town Police station is entirely misleading - it overstates trip generation multi-fold. The applicants claim of 5% school trip generation is not credible, and Camden's own data should be used for analysis showing a minimum figure of 20%. The local schools have the same car free ethos and measures that Abacus proclaim. True comparative analysis would give you a sound reason for refusal.

### **Air quality**

The government now promotes schools away from main roads for vital health reasons. Emerging GLA policy should be taken fully into account. Siting an entrance on the side road does not sidestep this requirement and would make a nonsense of the basis for the policy.

Unnecessary NO<sub>2</sub> emissions further exacerbate the illegal levels of external air pollution and the scheme will emit 23 tons of CO<sub>2</sub> per annum above the level that would be achieved with considerate energy measures. The scheme is not Air Quality neutral from this perspective.

### **Energy and sustainability deficiencies**

The applicants have ignored energy saving and energy capture solutions that would have prevented yet more NO<sub>2</sub> emissions exacerbating the already illegal levels. The building is substantially oversized for its brief and the office element fails the BREEAM requirements, a reason for refusal.

### **Fundamental MoE safety breaches**

Despite years in design and negotiation the applicants are asking you to accept a fundamentally and potentially lethally flawed means of escape strategy to the second floor with a circuitous route via two other rooms to reach the only legitimate escape stair. There is no way that you, as a committee, should have to share this liability. This is a direct planning matter and it is not adequate to devolve this to building control compromises down the line, given it is an issue of fundamental safety. There are no safe havens planned for wheelchair users which should be designed into a scheme from the outset, not relegated for post planning consideration, given the listed building constraints.

### **Safeguarding compromises**

The building inappropriately shares a lift with the office element, imposing unnecessary safeguarding issues.

### **Alternatives**

Civic alternatives exist for this site and there are less invasive and more appropriate ways of bringing this building into active use for the community in which it is situated.

### **Heritage, substantial harm**

Two independent highly regarded Heritage specialists regard the interventions as causing substantial harm, in itself a reason for refusal. There is no design evidence to show how the proposals could have evolved more sympathetically. The imposition of the office element prevents use of a level access for the school and has further distorted design decisions and resulted in an unnecessary and disruptive ramp. The destruction of the courtroom cells area could readily have been avoided.

### **Noise**

Once the proposed acoustic wall had to be removed adjacent to some residences, given self-evident daylight and sunlight infringements, no alternative sound mitigation measures were proposed or substituted, and the playground is a mere 3 meters away from some properties. The process of negotiation and design response should have led to minimisation of noise harm- instead the noise levels exceed those of the refused scheme and fall into the highest levels of noise nuisance.

### **Localism and Camden's policies**

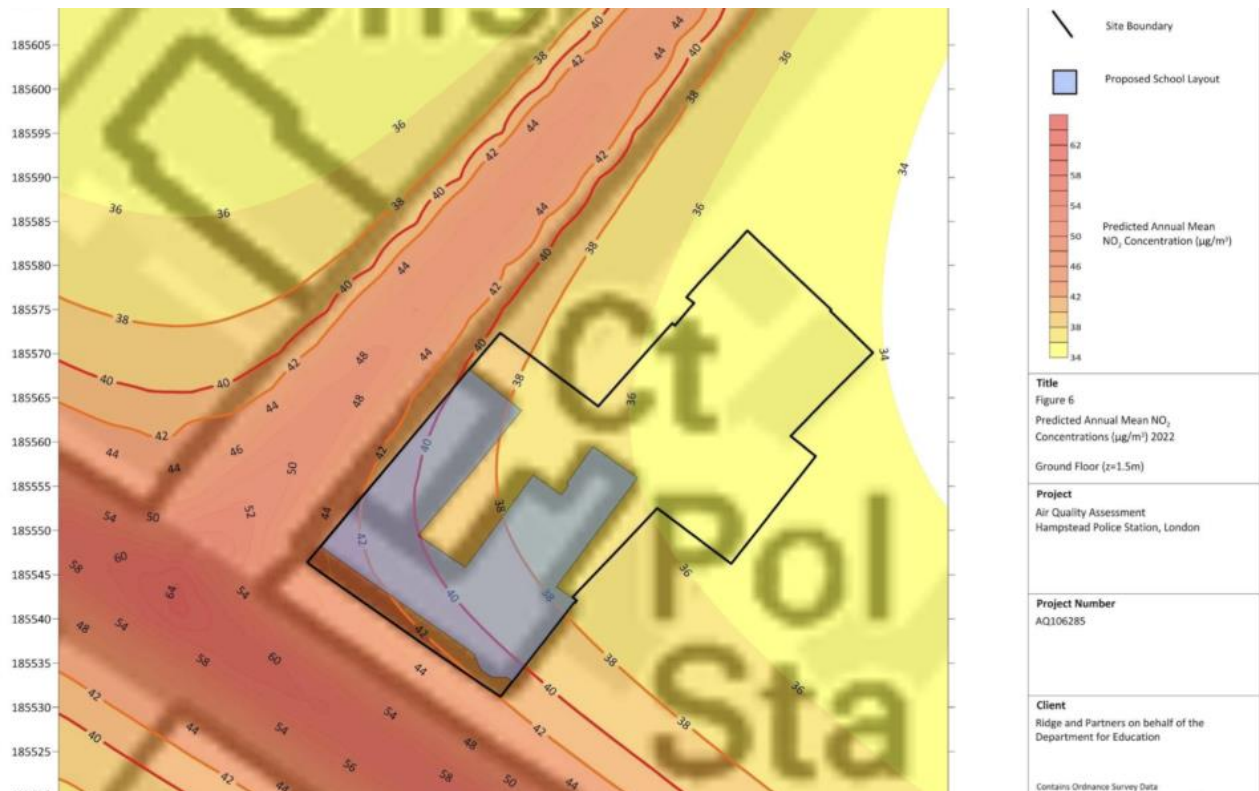
This is an opportunity to stand up for localism and your own policies, to preserve the environment and restore common sense. DfE and Abacus should now look properly at the alternative locations, something they should have done when the views of the local community were made known, and when the school was refused in the first place.

### **Summary and decision**

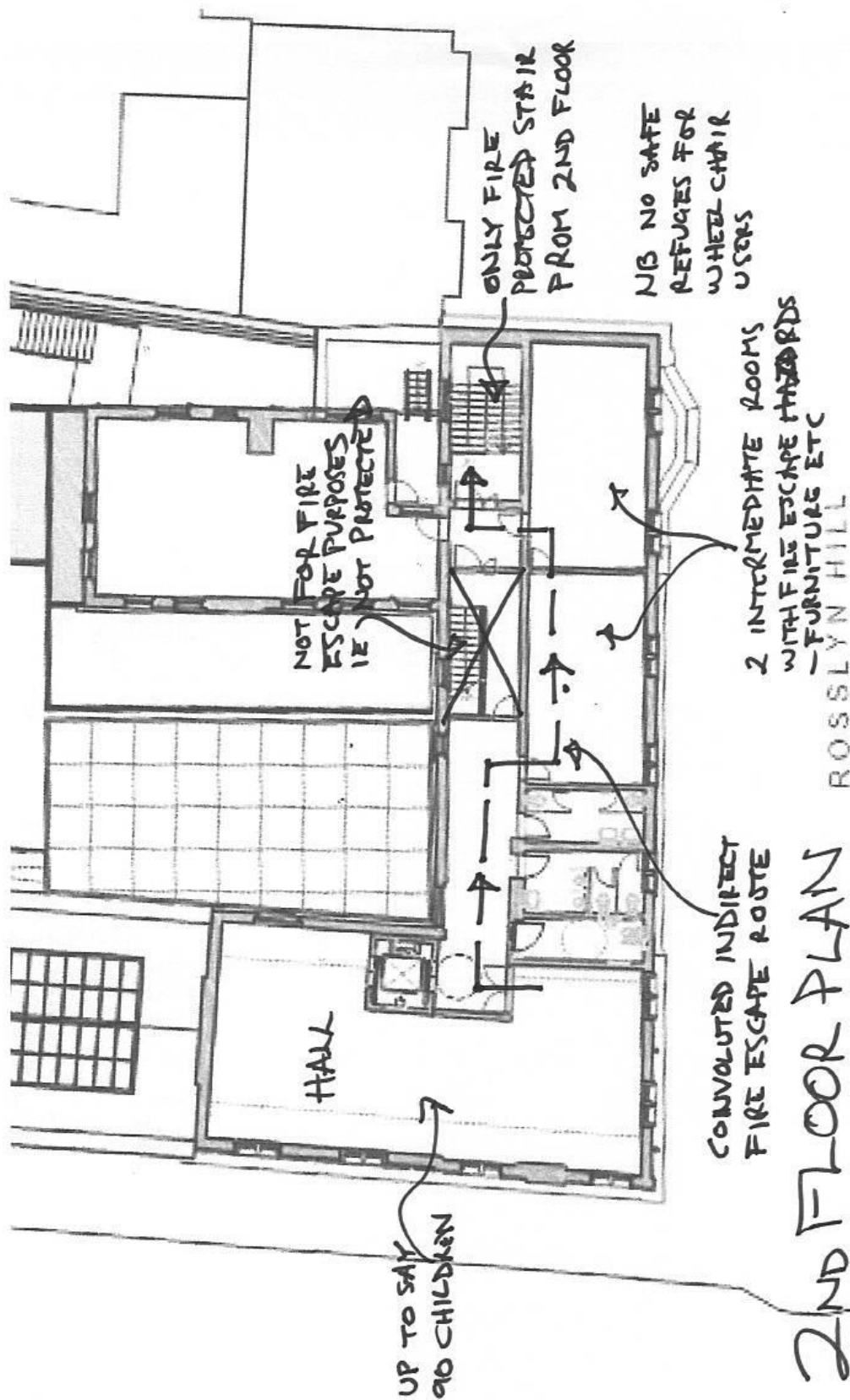
You have all the legitimate policy reasons you need to refuse this application if you should see fit, and I trust you can press officers on the details leading to their conclusions. It is your balancing of the factors, the benefits and the harm, that counts. You have to make a decision of historic proportions on the school impact on the education ecosystem and the lasting character and amenity of the local environment.

*Andrew Neale. On behalf of HCRD and Hampstead Community.*

## Appendix 4: Hampstead Police Station air quality plan NO<sub>2</sub> levels



## Appendix 7: Second Floor Plan



2019/2375/P - APPX.

David Fowler  
Planning Officer  
Camden Council  
5 Pancras Square  
N1C 4AG

13<sup>th</sup> November 2019

Dear Mr Fowler,

**Planning Application 2019/2375/P  
Abacus Free School**

I am writing to **OBJECT** to the above proposal. My objections are less about the location and more about the lack of need for an additional school in Camden at this time.

I write as a resident in Camden and an ex-parent of its schools and also as a long-serving headteacher in the borough.

At a time when Camden's primary school roll is falling; when we are all struggling with an 8% real terms cut in our budget since 2010; when colleagues in other schools are dealing with reducing in size, losing staff and even potential closure, it is very hard to support a new school opening. At this juncture, when the council is being asked to decide if the school can re-locate to its proposed expensive and out-of-catchment new location, it seems vital that officers consider the school in this broader context and not only refuse planning but also to initiate the process of asking the DfE to close the school.

Camden is held in such high regard nationally for its strategic and thoughtful management of, and investment in, its school estate and their communities. It is revered for sustaining strong local leadership of schools, recruiting to headship easily and having no school less than good. This is centered in a council that makes principled, rational and inclusive decisions, always prioritising the needs of its less advantaged residents. To support a free school in this area does not sit with these core values.

Allowing a new build at a cost of millions of pounds, in an area that is not its catchment area, will undermine our existing family of schools. The funding for the (potential) 210 pupils at Abacus will put further stress on my colleagues in neighbouring schools who may lose yet more pupils and therefore funding. We have already observed the impact of Kings Cross Academy on schools such as Brecknock and St Aloysius.

It is a very different educational landscape to when Abacus was opened. There are now more than enough school places in our schools for Belsize children. There are over 100 current spare places in Reception despite the Authority already closing a school and capping 3 other schools' entry number.

All existing primary schools in Camden are good and 14 are outstanding. The argument that a 'good' school is needed is no longer valid. Nor is the argument for a 'local secular' school: there are places in good secular schools closer to the Belsize delineated catchment area than the proposed Hampstead site.

Abacus does not appear to be over-subscribed itself. Its current roll is 171 out of 210 capacity. The only full class is Reception. Year 3 has only 17 pupils. Many other one form entry Camden schools are full to capacity.

I'm sure residents will make the powerful case against in terms of traffic and pollution and the zero benefit this new school brings to Hampstead. My objections are educational.

I urge you to **REJECT** this application.

Yours sincerely

Kate Frood OBE  
Headteacher  
Eleanor Palmer School



## A home for Abacus Belsize Primary School Summary for Planning Committee

### Our Proposals

The Department for Education is proposing to convert the former Hampstead Police Station on Rosslyn Hill to be the permanent home for Abacus Belsize Primary School. The application is for a 1 form entry (1FE) – 210 pupils primary school (Use Class D1) and local business/enterprise space (Use Class B1).

### The Planning Decision

The Planning Officers' report concludes:

*“On the balance of all material planning considerations the proposals are considered acceptable and that the applicant has resolved the reasons for refusal of the previous application, with a much reduced scheme. It is therefore recommended that planning permission and listed building consent be granted.”*

- The change of use is acceptable in planning policy terms.
- Brings a vacant public building back into beneficial use and safeguards its future.
- The cost and location are not material to this planning application.
- The proposals are considered acceptable in transport terms.
- The development is air quality neutral.
- The significance of the listed building and the conservation area will be preserved.

### Visualisation of the front elevation onto Rosslyn Hill



# Proposed Development

## Abacus Belsize Primary School

The current planning application will provide a permanent home for Abacus after six years in temporary accommodation. The school is a mixed 1FE (210 pupils max) that opened in 2013. The school is rated OFSTED Outstanding and has consistently been in the top five schools in Camden for Early Years and Key Stage 1. In 2018, the Reception class had the borough’s highest outcomes, illustrating the high calibre of education that the school provides to the Belsize community. This outstanding primary school provides the choice of a non-independent and non-faith option within comfortable walking distance for the Belsize catchment area.

## Catchment

Abacus was founded by a group of local campaigners and ‘pioneer parents’ from Belsize to meet the need for a secular state primary school for the area. The school was approved on the basis of both choice and need. The site is outside its catchment area but is only 250m from the boundary and significantly closer than the current temporary location. The catchment area was designed in collaboration with the Camden Council so as not to unduly affect any other local schools.

## Heritage

Preserving and enhancing the grade II listed building and the Hampstead Conservation Area has been central to the design. The application has been informed by a detailed assessment of its significance, including input from Historic England. The key areas of significance will be preserved and, where appropriate, better revealed. Abacus will be a reliable occupant to ensure that the building is maintained well in to the future, restoring it as a key local landmark.

## Visualisation of the Stable Block providing Year 5 & 6 classrooms and lower playground







Visualisation of reception classroom playground providing undercover outdoor space

### Air Quality

The Camden Air Quality Officer has assessed the proposals and is satisfied that air quality is sufficient for students and that there would be no material air quality impact. The air in the playground areas will be suitable for play and other outdoor school activities. The building will be fully mechanically ventilated and will be Air Quality Neutral.

### Noise:

Adverse noise effects will arise from the rear playground for only 2 hours per day, Monday-Friday during the school term. We have worked closely with neighbours to seek to reduce the adverse impacts. An acoustic barrier has been included as mitigation and designed in accordance with feedback from neighbours of Downshire Hill.

### Transport

The school has always been car free and will remain walk-to-school. The majority of students live within a 15 minute walk of the site and 96% of all pupils currently walk or scoot to bus collection points. The s106 legal agreement will provide legal obligations to ensure:

- Car free development for the school and the B1 use.
- School Travel Plan and associated monitoring and measures contribution.
- Annual review of the School Travel Plan.
- Establish a School Travel Plan Review Group to include a local resident representative.
- Appoint a local resident representative as a Community Governor.





Visualisation of the Magistrates' Court Room as the proposed Business/ Enterprise Space

## Local Business & Enterprise Space

The Magistrates Court is surplus to the floorspace requirements for a 1FE school. Flexible office accommodation is proposed, providing a facility for local small businesses and start-ups from the Hampstead area creating a valuable co-working space. This small facility has its own entrance on Downshire Hill, separate from the school.

## Engaging with the Local Community

The applicant has conducted comprehensive engagement and consulted our proposals since January 2018. This was to ensure that local residents, parents are other stakeholders had the opportunity to view our plans and provide us with meaningful feedback. This has included:

- 5 workshops with local residents and councillors.
- A public exhibition over 3 days with 225 attendees.
- Development Management Forum with 130 attendees.
- A follow up Developer's Forum meeting at the request of Councillors.
- Meeting with Downshire Hill residents' to discuss noise concerns.
- Heritage site visit with Hampstead Community for Responsible Development.
- A collaborative site search with Hampstead residents.
- Distribution of several fact sheets all of which can be seen in full at

[www.isupportabacus.org](http://www.isupportabacus.org).



*"Not only will it breathe new life into the building- continuing to attract local families who live within walking distance- but local businesses and shops will also benefit from the additional customer and trade it will bring to the area."* - Local Resident, Jasma Jobanputra

## Councillor Maria Higson

### Hampstead Town Ward

✉ maria.higson@camden.gov.uk ☎ 07980 944 998

Dear Members of the Planning Committee,

#### **Re: Written deputation with regards to planning application 2019/2375/P**

Please accept my written deputation with regards to the planning application 2019/2375/P for the Former Hampstead Police Station, 26 Rosslyn Hill, NW3 1PD. I hope to support this deputation by addressing the Committee with regards to this application, which lies within my ward.

The Committee will be aware of the strong opinions on this application. Whilst I wish to indicate the specific planning matters which I feel require further scrutiny, I would like to set these within the context that this is in consideration of a planning application, not a school. The Abacus school provides an excellent secular education for an area of the Borough (Belsize) which has been historically poorly served and would be fully supported should another site be found within its catchment area. I would also like to thank those parents who have contacted me, with whom I have great sympathy.

However, this is a planning matter and I do believe that the Committee should consider whether all considerations have been sufficiently answered; **as a Ward Councillor for this application, it is my position that not all requirements have been met, and that this application should therefore not be approved at this point.** I previously provided a written objection, and I would like to focus now on two points: adherence to the Hampstead Neighbourhood Plan and Camden Local Plan, and traffic.

#### **Adherence to the Hampstead Neighbourhood Plan and Camden Local Plan**

The Hampstead Neighbourhood Forum, who developed and now ensure adherence to the Hampstead Neighbourhood Plan (HNP), have submitted a detailed objection which I would urge the Committee to refer to; it is my belief that the points raised have not been answered in the officers report.

Most notably recognising the environmental emergency and impact of poor air quality on children, I don't believe that the application has – or could ever – demonstrate that the number of traffic movements will not increase. This is contrary to paragraph 4.33 of the Camden Local Plan (*see below*) and HNP policy TT1, requiring that mitigating measures must ensure there is no net decrease in air quality within the plan area as a result of development.

In addition, HNP policy HC2 Community Facilities states that local schools in the Plan area should be supported, and I am very concerned that the location of Abacus outside of its catchment area could have a very significant impact on other schools in Hampstead (noting that this would not likely to be the case if the site were within the catchment area).

#### **Traffic**

As set out in my previous objection, the former Hampstead Police Station is outside of the defined catchment area of the school, which lies across the Belsize area (shown in Figure 1 below). The catchment area reaches all the way to the corner of Adelaide Road and Avenue Road, c. 1.4 km from the site with a gradient climb of c. 43m up from this point along the shortest route to the school.

As above, I would like to commend the significant number of parents who have contacted me to express that they would never use a car for the school run. However, we must be realistic, and I do not believe it is ever possible - no matter the intention or effort - to eradicate car vehicle traffic from a school; as such I believe this, or a 5% target, to be an unrealistic expectation.

## Councillor Maria Higson

### Hampstead Town Ward

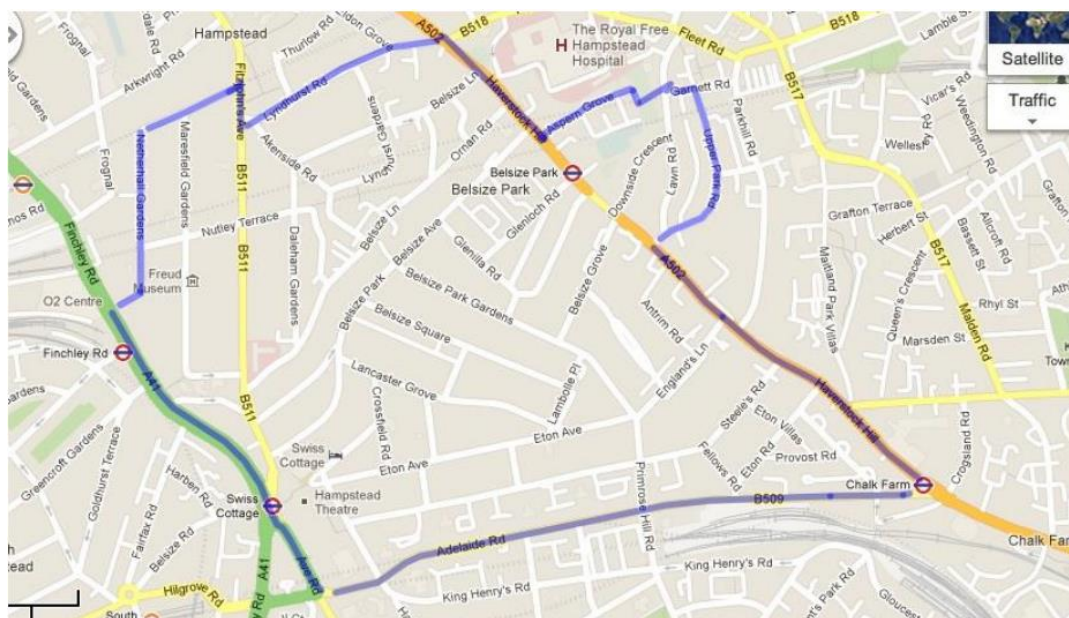
✉ maria.higson@camden.gov.uk ☎ 07980 944 998

It is also unclear to me why a benchmark of Kentish Town police station has been used for historic traffic, which is clearly inappropriate. The site was sold by the police in 2014; policing has changed significantly since then with the consolidation of services, and so you cannot simply apply the traffic of a station today (which has a different way of functioning). Furthermore, if a benchmark is to be used, why would another school in the area not be more sensible to indicate expected levels of traffic?

I look to New End Primary School to provide an example of a local school equally committed to being car-free, also with amazing staff who go above and beyond to try to tackle the issue. In contrast to the proposed Abacus site, New End Primary School lies within its catchment area, and yet still in a January 2018 “hands up” survey 22% of children said that they had been driven to school (as reported at the November 2018 public meeting with regard to the proposed Healthy School Street Scheme). A similar level of traffic from the Abacus school in the area of the former Hampstead Police Station - particularly along Downshire Hill - would be extremely damaging to the local community.

I strongly believe that the Council should consider the likely increase in traffic and paragraph 4.33 of the Camden Plan, which states that, *“Hampstead and Belsize Park have a very high concentration of schools where significant issues exist concerning the ‘school run’.* We will refuse applications for new schools or the expansion of existing schools in these areas, unless it can be demonstrated the number of traffic movements will not increase.” It is therefore my belief that this proposal breaches Camden’s own policies.

Figure 1: Catchment area of the Belsize Abacus Primary School



Objections have been received from every resident body I know of based in Hampstead Town ward, and I urge the Committee to consider the points raised in each of them, many of which I believe have not been adequately addressed or mitigated.

Kind regards,

Cllr Maria Higson

## **Abacus deputation statement**

We support the application from Abacus to use the old police station on Rosslyn Hill as its permanent home.

The application is the culmination of a journey for the school of over a decade. In this time it has gone from being the seed of an idea to address the shortage of primary school places to a fully-fledged, outstanding primary school that is loved by the community and is providing a top class education to around 200 Camden children.

The specific points we would like to cover are:

### The search for a suitable home

Campaigners from the Belsize community began looking for suitable sites for a school in 2009. Initially this search was aided by the Council. Later, the EFSA took the lead, working with members of the community and the school. The catchment area and the surrounding areas were trawled time and again in an exhaustive effort. Many sites seemed to show potential but had to be rejected. This was generally because either they were not available or they would not be possible to adapt for use as a school. There are certain requirements that a school building must meet, such as minimum classroom sizes. Modifying existing buildings, particularly those that are listed and/or in a conservation area, tends to be very difficult from a planning perspective. The former Belsize Fire Station is a good example of this – a lovely listed building perfectly located in the heart of the catchment area, but not possible to turn into a school without changing the building in a way that would never get planning permission.

The former police station has proven to be the only exception. As the planning report makes clear, while there is a heritage impact, it is on balance acceptable.

### Disabled access

One criticism of the plans from a heritage perspective has been to say that the disabled access ramp at the front of the building has an unacceptable heritage impact. The planning report balances this impact against other positive heritage impacts as part of its heritage assessment. We suggest it would send a very negative message if disabled access was shunted to the side or rear of the building.

### Traffic impact and air quality

Abacus was always intended to be a 'walk to school' school and it lives up to this intention. The vast majority of children (96%) already walk to the pick up points to get the bus to school. Indeed many Abacus families don't even own a car. Moving to this site will have the advantage of removing the need for the buses thus taking diesel vehicles off Camden's roads at a busy time. It is also worth considering that if it wasn't for Abacus its 200 pupils would be dispersed over a wider geographical area making it more likely they would be driven.

It's also important to recognise that the school run problem in NW3 is caused by the large number of private schools in the area. Abacus is a state school for the local community.

### Noise impact

Some of the objections to the school complain about the noise impact that will derive from the use of the playground at the back. The number of residents effected by the noise is fairly low. More significantly, it is pertinent to consider the nature of the noise. It will be the sound of children

playing. It will only occur for portions of the day during school hours Monday to Friday during term time. Or in other words, the building will be entirely silent in the evenings, at weekends and during holidays. A great many people live next to schools of one type or another. Is this 'impact' really so terrible as to deny the school and its pupils the home that it needs.

Cllrs Tom Simon and Luisa Porritt (Belsize Ward)

**Planning Committee dated 14 November 2019 ref 2019 / 3522/P**

**Address: Edinboro Castle, 57 Mornington Terrace, NW1 7RU**

**Submission by David Auger, 52A Mornington Terrace and on behalf of Clarkson & Mornington TRA.**

We object to the proposed structures and particularly their use. Much has been made of similar applications in previous years but the papers provide a disappointingly brief synopsis of the impacts and history of complaints arising from the marquees and their use.

The "relevant history" included in the committee papers omits that some of the existing structures were erected without planning permission. There were subsequent complaints by residents in September 2015 (ref 11383364) regarding the structures including both the erection of the structures and their use, particularly the use of TV and audio equipment the use of which together with the associated increased noise levels, particularly shouting by patrons of the pub disturbed local residents in their homes. Music and shouting being audible inside residents homes with windows closed, and particularly noisy if residents windows are open. The retrospective planning permission that was granted failed to properly consider the previous complaints. Numerous complaints regarding disturbance and nuisance have not been followed up on a timely basis or comprehensively by the licensing team.

Heavy use of the garden area already causes considerable disturbance and nuisance to local residents. The number of patrons can be several hundred making a considerable noise. The volume from several hundred people talking and frequently shouting for short durations causes a disturbance which is compounded by the playing of music both in the garden itself and the existing associated structures with the noise from the music, particularly the bass, and the increased volume from the patrons trying to be heard over the music. The summer months are particularly bad. Only after repeated requests and complaints has the pub introduced a voluntary closing of the garden at 10pm after discussions with Camden officers. Mornington Terrace residents would like the garden closed at 9pm consistent with the hours of the other pub, the Victoria, that was on Mornington Terrace before it was closed. The 10pm closure was frequently not complied with. Normally in autumn there is some respite but the addition of large marquees effectively extends the disturbance over the November to January period when the marquees are in place. It is unlikely that the marquees would be properly closed and empty by the proposed 10.30pm closure. It should be noted that the long clean up period with frequent crashing of glasses and bottles into waste bins does not stop after the area being used has closed.

Previous years has seen music being played as well as the use of a microphone described in the committee papers. Despite the pub management promising that outside music and PAs would not be used, the pub has persisted in hosting DJ type events and promotions in the garden with various excuses as "not very often", "didn't appreciate how loud it would be", "it was a private party and the management didn't know what the hosts were planning". This has happened on too many occasions over the last couple of years to be anything other than a calculated acceptance of risk vs the reward of higher profits by management who are incentivised to maximise profits and reduce the



seasonality of the business by increasing the garden use in the winter months by effectively turning outside space into inside space.

The use of a pub garden is designed for patrons to be able to enjoy the outdoors and fine weather. It is not a site to provide the site for additional indoor facilities such as provided in the marquees. The use of the marquees repeatedly every year means that the evaluation of "temporary" is inappropriate and given the repetition every year, then adequate environmental and impact assessments should be performed. The structure of the marquee does not adequately prevent the break out of noise. It is also not in keeping with the character of the local residential area or the historic nature of the pub itself which has been eroded in recent years with the erection of the existing garden structures as highlighted by the Conservation Group.

There is also considerable disturbance caused when large numbers of the patrons leave at one time including both when the garden is closed at 10pm and pub closing at 11.20pm with large crowds congregating on the pavements outside residents homes, and frequently not dispersing. The use of door staff has limited effectiveness given the patrons are often just moved to the other side of the road. Door staff often leave the premises at shortly after closing leaving groups of patrons still just over the road, directly outside residents homes.

The type of events, and the party atmosphere that the pub promotes, is inappropriate for a residential area, and the boisterous activity of some patrons is compounded by the Christmas spirit. It is simply not credible for management to suggest that the events will be quiet dinners when all the pubs promotion is for a party atmosphere, with the dinners in the run up to Christmas, which the pub is promoting as starting in November. The advertising of Christmas parties by the pub started in September.

There is frequently other antisocial behaviour in the vicinity of the pub by patrons from both the garden and the pub's main building including drug taking and public urination in full view of residents homes, occasionally in the residents' front gardens, vomiting, playing football in the street, as well as general shouting associated with high levels of drunkenness. All this is visible by residents, its right outside their homes, and on occasion during the daytime at weekends, and early evening visible by local children. The WC facilities appear inadequate for the number of patrons when the garden is busy, and the venue has considerably more patrons than just the main building can accommodate. Camden's procedures for dealing with the issues have too long a delay to provide an opportunity to adequately deal with the problems. The use of the marquees extends this problem.

Our objection did not include the structure and appearance of the marquees, this was left to the local conservation group who have more expertise in this area, but we do support their objection. The reality is the proposed marquees are inconsistent with their intended use, failing to adequately mitigate the noise levels from the patrons inside which causes a disturbance and nuisance to residents and is a planning as well as a licensing issue. The fact that the marquees may have a similar use to the pub garden does not mean that they are appropriate. The use of the garden is already creating a disturbance, and this should not be allowed to be extended into the winter months.

David Auger



# Planning Committee 14 -11-19

## Edinboro Castle 2019 / 3522P

David Auger

Photos taken in July – September 2019 after measures agreed with Camden regarding garden closure at 10pm and dispersal.

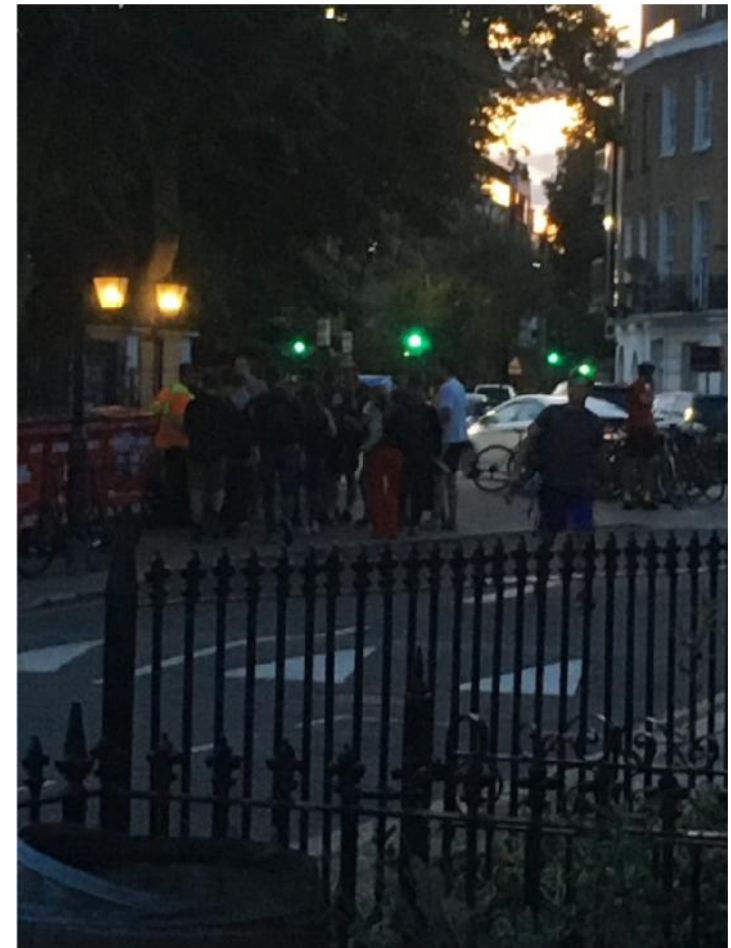
Pictures show garden not closed on time, crowds – not leaving, size of crowds when they do, and failure to disperse even after closing

**Crowds of people gather on the pavement both going in and leaving pub garden.  
Use of garden extends venue to significant size with several hundred people.**

7 August 2019 at 20.53pm queuing  
for entry on street



4 September 2019 at  
21.52pm as garden  
closing



## Garden not closed at 10pm despite agreement and no dispersal on occasion

11 July 2019 10.05pm

25 July 2019 at 10pm exactly when garden is supposed to have closed. Clearly not closed and people not leaving.



25 July 2019 at 10.25pm after garden has closed

Even when people leave promptly there is still considerable disturbance to residents

21 August 2019 9.58pm, group walking down street after leaving garden. This was one party of people, with lots of shouting to organise them.

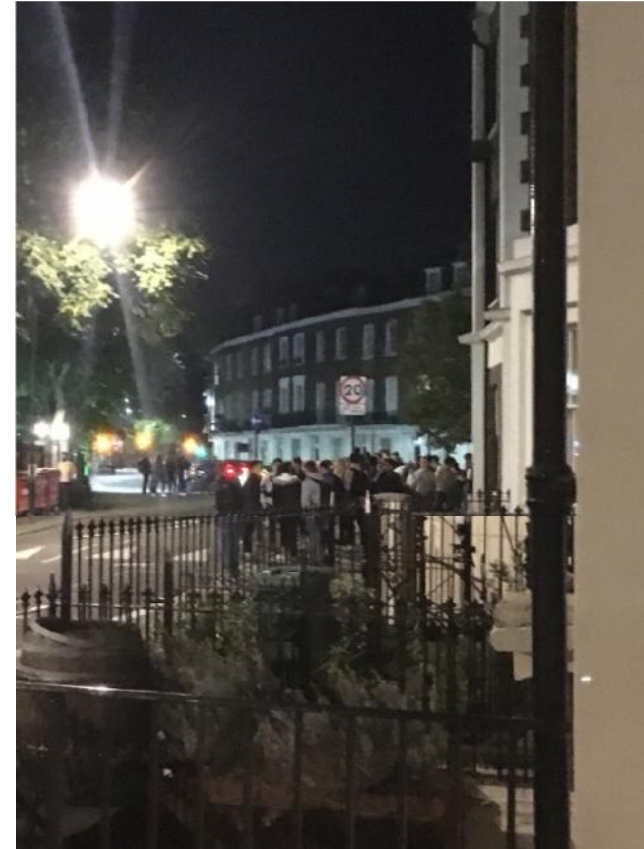


24 August 2019 10pm, crowds gather, disrupting traffic, honking horns etc





5 September 2019 at  
21.55pm as garden closing,  
no door staff in sight ? Maybe  
just

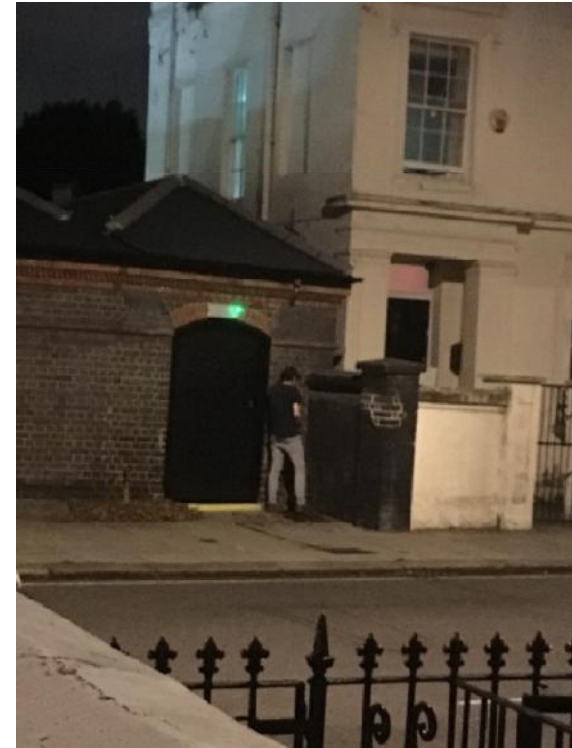


5 September 2019 at  
21.54pm as garden closing,  
no door staff in sight ? Or just  
outside pub ?



7 September 2019 at 9.59pm as garden closes, no door staff visible, controlling patrons as leave.

31 July 2019 10pm. Problems not limited to crowds outside the pub but also patrons doing other things in vicinity. House on right is #58, next door to pub, directly opposite #53. Not uncommon !



## Problems not limited to simply when garden closes, but rather groups of people / parties not leaving even well after closing time (11.20pm)

Last Christmas period, a party in January 2019. Taken on 18 January 2019 at 11.38pm, well after closing time. This was despite formal complaints before Christmas.



23 July 2019 11.39pm. Crowds still outside, despite numerous complaints to pub and Camden, and Camden confirming an agreements had been reached with the pub ??

**From:** [Ryan Beckwith](#)  
**To:** [PlanningCommittee](#)  
**Cc:** [Nick Davey](#)  
**Subject:** Planning Committee 14th November 7.00 pm - Notification for right to respond to objectors - 2019/3522/P  
Edinboro Castle, 57 Mornington Terrace  
**Date:** 12 November 2019 16:57:37

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Dear Dan Rodwell

We are the assigned agents for the above application (2019/3522/P) for Edinboro Castle, 57 Mornington Terrace, London NW1 7RU that is soon to be arriving at committee on Thursday, 14 November at 7.00 PM. As a result, in accordance with the procedures stated for agents and applicants during Planning Committee Deputations, we wish to reserve the right to respond verbally to any points raised by objectors towards this application. In this instance the individuals who would be responding are as followed; 'Nick Davey' the agent from The JTS Partnership LLP, 'Tim Lightfoot' from Mitchells & Butlers Retail Limited and 'Dave Hogan' the manager of the public house.

Kind Regards,

**Ryan Beckwith**  
Assistant Planner

T: [REDACTED]  
E: [REDACTED]  
W: [www.jtspartnership.co.uk](http://www.jtspartnership.co.uk)

**THE JTS PARTNERSHIP LLP**  
Number One, The Drive  
Brentwood, CM13 3DJ

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